

Lynwood Gardens, Croydon CR0 4QH

welcome to

Lynwood Gardens, Croydon

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Found in a peaceful cul-de-sac setting lies this substantial four bedroom period family home arranged across three floors. The house has been much improved and well maintained by the existing owners, boasting contemporary fittings throughout which are enhanced by the flood of natural light from front to back. Downstairs you will find vast and versatile entertaining spaces, most notably a large through lounge, family dining area and a magnificent kitchen which centres on a feature island. In addition to this there is a low maintenance rear garden which gives access to a separate one bedroom annexe which enjoys its own kitchen and shower room, as well as a laundry room. The first and second floors encompass all of the bedrooms with the house benefitting from the rare advantage of having wash facilities on every floor. Lynwood Road is a quiet location yet ideally placed for Waddon station and a multitude of local amenities in nearby Croydon and Wallington.











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Lynwood Gardens, Croydon

- FOUR BEDROOM FAMILY HOME
- 1 BEDROOM SEPERATE ANNEXE
- LAUNDRY ROOM
- GENEROUS ENTERTAINING SPACES
- THREE BATHROOMS

Tenure: Freehold EPC Rating: D

£525,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WLG105403 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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