



## 37 Exeter Road, Croydon, CR0 6EH

### Offers in excess of £430,000

Nestled on Exeter Road in the vibrant area of Croydon, this mid-terrace house offers a spacious reception room, kitchen, three bedrooms and a bathroom.

Located in Croydon, residents will benefit from a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, with excellent transport links to central London and beyond, making it an ideal choice for commuters. Circa 15 minute walk to East Croydon Station which makes for an excellent commute as well as being within walking distance to Croydon's main shopping centres, bars, restaurants and Addiscombe High Street.

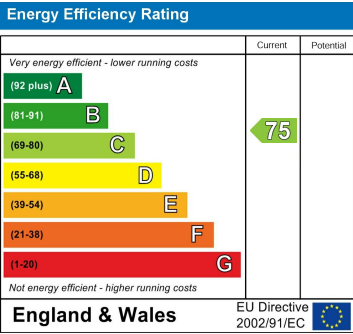
Call us today to book a viewing.





Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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