



87 Haling Park Road, South Croydon, Surrey, CR2 6NN

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Surrey CR2 6NN

£390,000

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Description

Located in an enclave off of Haling Park Road is this well presented two double bedroom terraced house with private rear garden and garage en bloc conveniently located for local transport links and good schools. Ideally suited for a first time buyer or investor. EPC Rating C. Council Tax Band D.

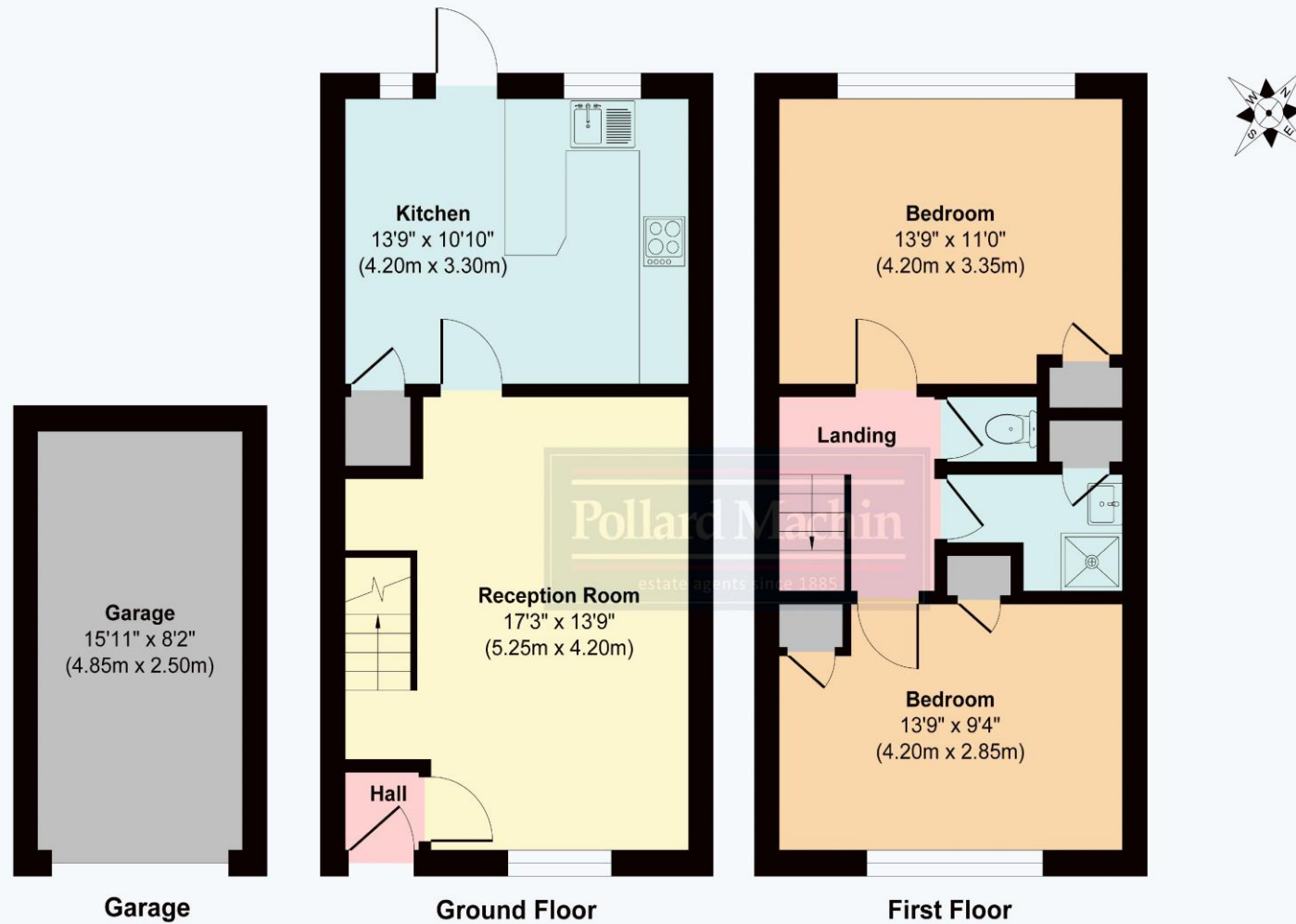
Accommodation

The property comprises;
Front porch area leading to 17'3 spacious reception/dining room leading to 13'9 kitchen/breakfast room. Upstairs provides two double bedrooms and family bathroom with separate WC. The rear patio offers an ideal entertainment space with access to further patio area with shed. Garage en bloc.

Location

Situated on Haling Park Road under a mile from South Croydon Station offering regular links into London and in close proximity of several popular state and private schools including Whitgift and Cumnor House. Croydon's 'Restaurant Quarter' is in easy reach whilst Croydon Town Centre offers a plethora of shopping facilities with a wider range of department stores on the Purley Way. The open spaces of Duppas Hill Recreation Ground, Purley Way Playing Fields, Lloyd Park and Croham Hurst Woods are in the vicinity.

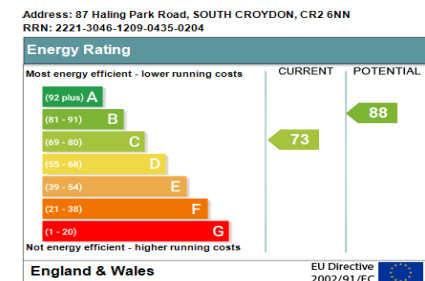




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Approx. Gross Internal Area 699.7sq ft / 65sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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