



APX PROPERTIES

LOCAL | TRUSTED | EXPERTS



Kings Walk, South Croydon, CR2 9BS

£365,000



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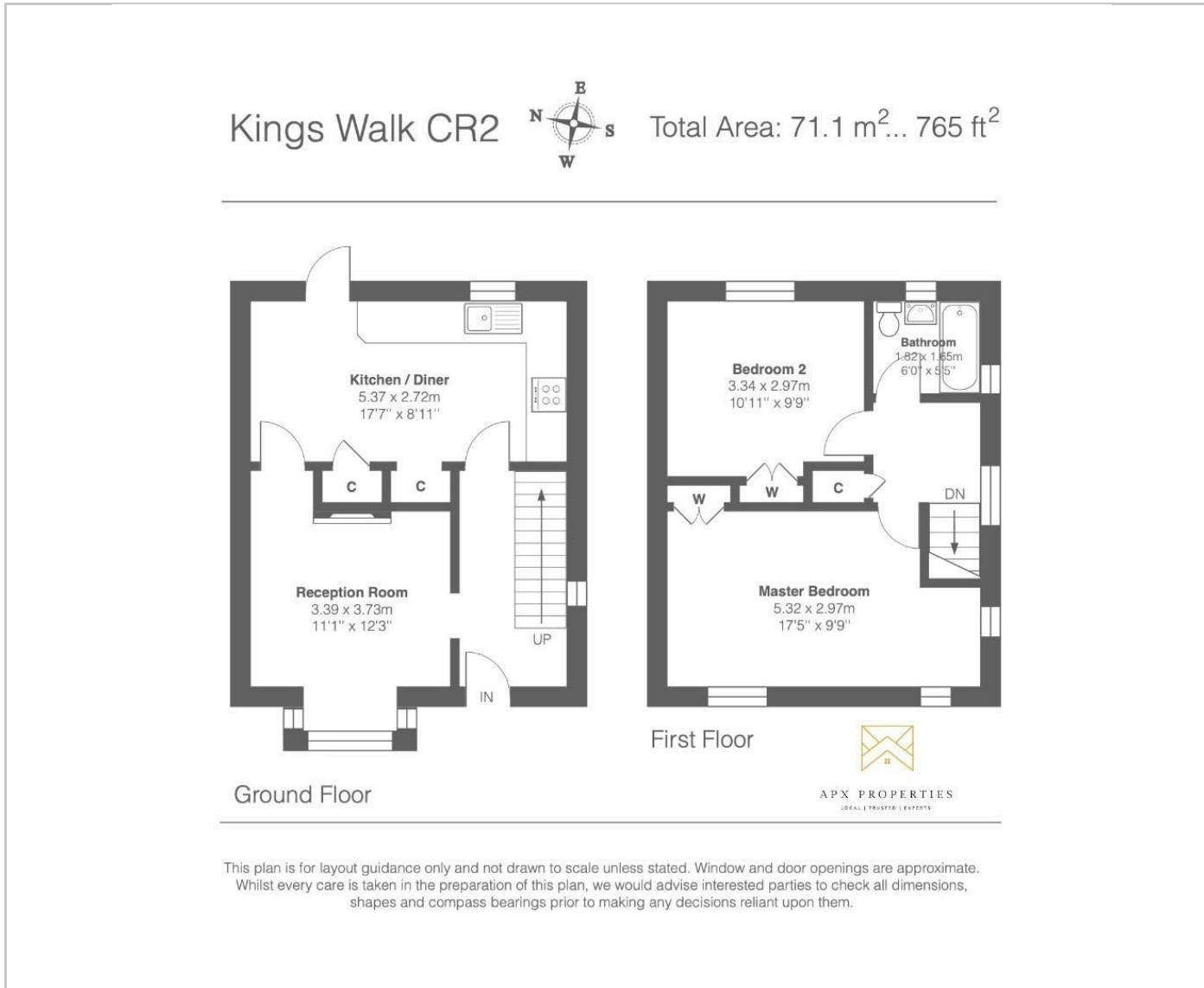
APX Properties presents a well-maintained and generously proportioned residence featuring two spacious double bedrooms situated at the end of a terrace, offering the potential for extension (subject to planning consent). The property comprises two double bedrooms, a delightful living room with a fireplace, and a modern, spacious Kitchen/Breakfast room with access to the rear garden. The backyard, laid to lawn, spans approximately 80', providing a level and appealing outdoor space.

Enhancing the attractiveness of this property are the various amenities nearby. These include the convenient 403 bus route connecting Warlingham, Sanderstead, and Croydon, as well as highly regarded schools such as Warlingham, Riddlesdown Collegiate, Gresham, and Atwood. Local shopping options encompass Sainsbury's, Waitrose, and Costa. Additionally, easy access to mainline railway stations, including Upper Warlingham, Caterham, Whyteleafe, and Whyteleafe South, ensures efficient travel to central London. For commuters, the M25 junction 6 at Godstone is nearby, facilitating connections to Gatwick Airport and the south coast.

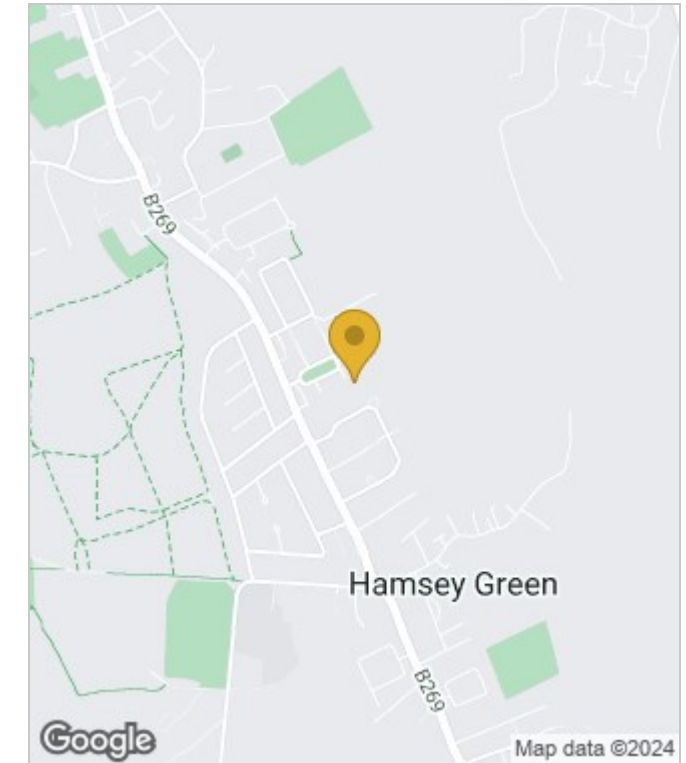
- *End of Terrace
- *Two Double Bedrooms
- *Immaculate Condition
- *Huge Rear Garden
- *Potential to Extend STPP
- *Kitchen/Breakfast Room
- *Side Access
- *Ideal Family Home
- *Perfect for First Time Buyers
- *EPC Rating D



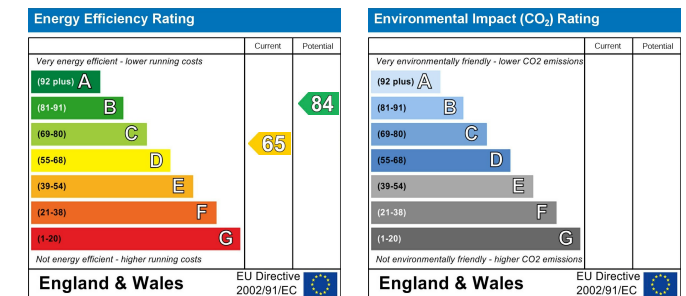
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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