

# Butler's

thoughtful estate agency

Montana Close  
South Croydon, CR2 0AT  
Guide price £260,000





## Montana Close

South Croydon, CR2 0AT

Few apartments come to market that offer as much as Montana Close. Being such a great layout and size, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties.

What's more, all the rooms are incredibly light and airy due to the large windows, with the rear of the property having a great vantage across communal grounds. So, what about the rest of the rooms? Well you'll certainly not be disappointed with the modern kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that is a sanctuary of style and peace - with you also having integrated wardrobes.

The second bedroom is also a fantastic size and one which is perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in, which is invaluable during these hybrid working times. All the rooms are served by a modern family shower room that you can really chill out and relax in after a hard day of zoom calls!

Outside, the communal gardens wrap around the building, with the property featuring another big bonus - a garage en-bloc.

Lastly we have to mention the location. Situated in a convenient position, you are only a short distance to Sanderstead & Purley Oaks stations, with great amenities close by in both Sanderstead and Purley - with a larger range of shopping & restaurants available nearby in Croydon.







## FIRST FLOOR

Hallway

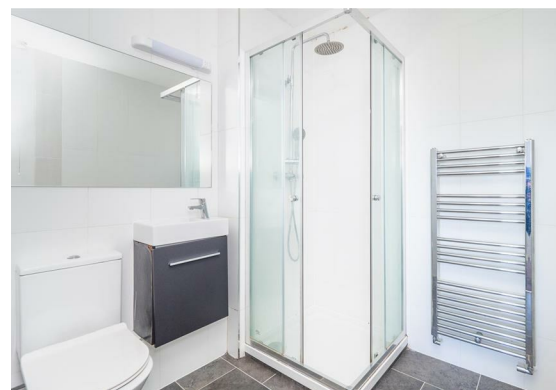
Living/Dining Room  
18'4 x 11'1 (5.59m x 3.38m)

Kitchen  
11'11 x 6'5 (3.63m x 1.96m)

Bedroom  
15'8 x 8'10 (4.78m x 2.69m)

Bedroom  
8'10 x 8'8 (2.69m x 2.64m)

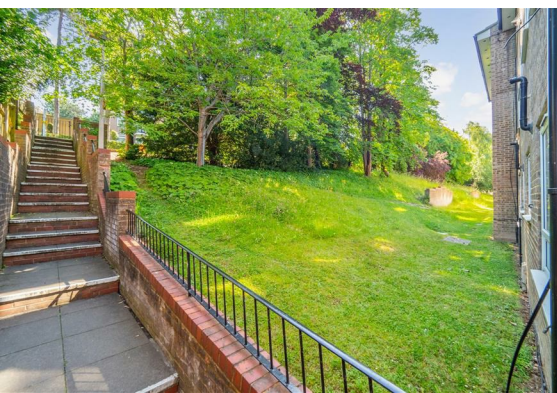
Bathroom  
6'9 x 6'5 (2.06m x 1.96m)



## OUTSIDE

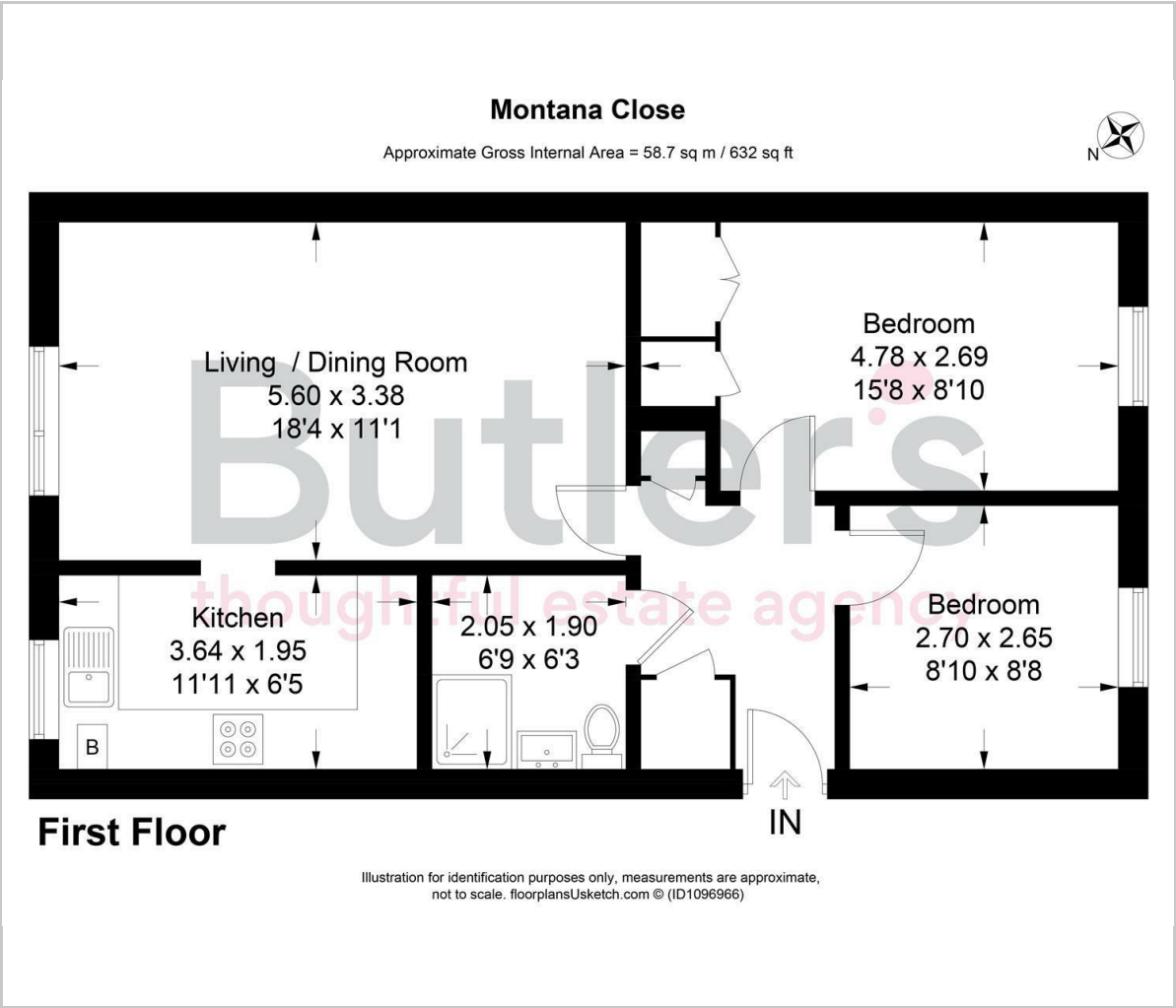
Garage en-bloc

Communal Grounds





Floor Plan



Viewing

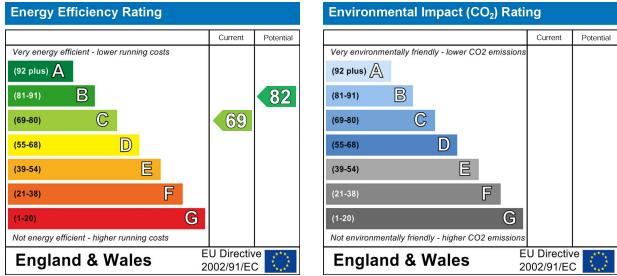
Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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