



3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Napier Road | South Croydon | CR2 6HG

**£450,000**

**LOFT**

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6HG  
£450,000

- Detached home with bundles of potential
- Driveway and garage, accessible to the front and from the house
- Plenty of scope to extend (STPP)
- Unique type of property for the area with a large plot compared to others on the road
- Great size rooms throughout with space for office area in the hallway
- Level plot with good size rear garden
- Ideally located for South Croydon and Purley with 3 train stations within a mile



A rare find for the area, good size detached home with driveway and garage. The perfect investment, down-size, project for a family to grow into or anyone needing to commute with train stations and amenities within walking distance.



## Ground Floor

### Hallway

### Kitchen

12'1 x 9'6 (3.68m x 2.90m)

### Reception Room

16'5 x 14'1 (5.00m x 4.29m)

## First Floor

### Landing

### Bedroom 1

14'4 x 10'2 (4.37m x 3.10m)

### Bedroom 2

11'7 x 10'2 (3.53m x 3.10m)

### Bedroom 3

9'0 x 6'0 (2.74m x 1.83m)

### Bathroom

### Outside

### Garden

26'6 x 25'1 (8.08m x 7.65m)

### Outside Storage

8'4 x 3'1 (2.54m x 0.94m)

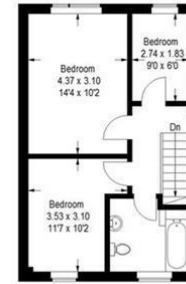
### Garage

14'8 x 8'3 (4.47m x 2.51m)

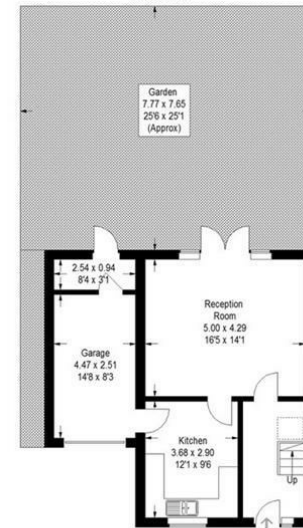


**Napier Road, CR2**

Approximate Gross Internal Area  
 81.5 sq m / 877 sq ft  
 Garage = 14.6 sq m / 157 sq ft  
 Total = 96.1 sq m / 1034 sq ft



First Floor



Ground Floor

= Reduced headroom below 1.5 m / 50

This plan is for layout guidance only. Not drawn to scale unless stated.  
 Windows and door openings are approximate. Whilst every care is taken  
 in the preparation of this plan, please check all dimensions, shapes and  
 compass bearings before making any decisions reliant upon them. (ID1129770)

EPC Rating: D

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