



2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

35 Croham Road | South Croydon | CR2 7HB

**Guide price £325,000**

LOFT



35 Croham Road |  
South Croydon | CR2 7HB  
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- Chain free first floor flat with two balconies
- Convenient location with walking distance to South Croydon train station and local bus route
- Timeless looking development
- An abundance of shops and restaurants very nearby
- Very spacious and light with 839sqft of living space
- Stunning shaped windows and doors throughout
- Allocated parking space and bike shed

## First Floor

## Hallway

**Reception Room /  
Kitchen / Diner**  
23'4" x 16'1" (7.11m x 4.90m)

## Bathroom

**Bedroom**  
15'4" x 8'9" (4.67m x 2.67m)

**Bedroom**  
13'2" x 9'2" (4.01m x 2.79m)

## Ensuite

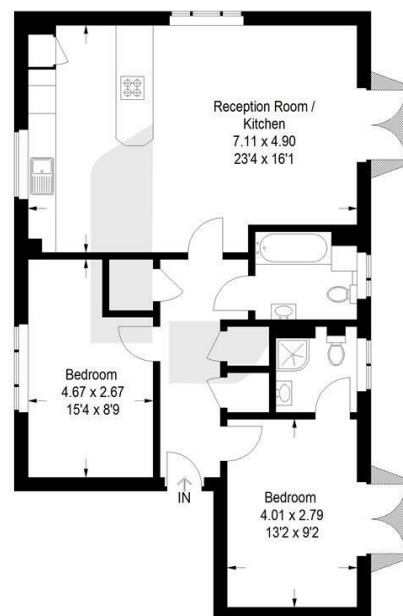
## Outside

**Allocated Parking  
Space**



## Cranbrook Court, CR2

Approximate Gross Internal Area  
77.9 sq m / 839 sq ft



## First Floor

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. (ID1177040)

EPC Rating: C



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