



**Wettern Close, SOUTH CROYDON CR2 0NT**

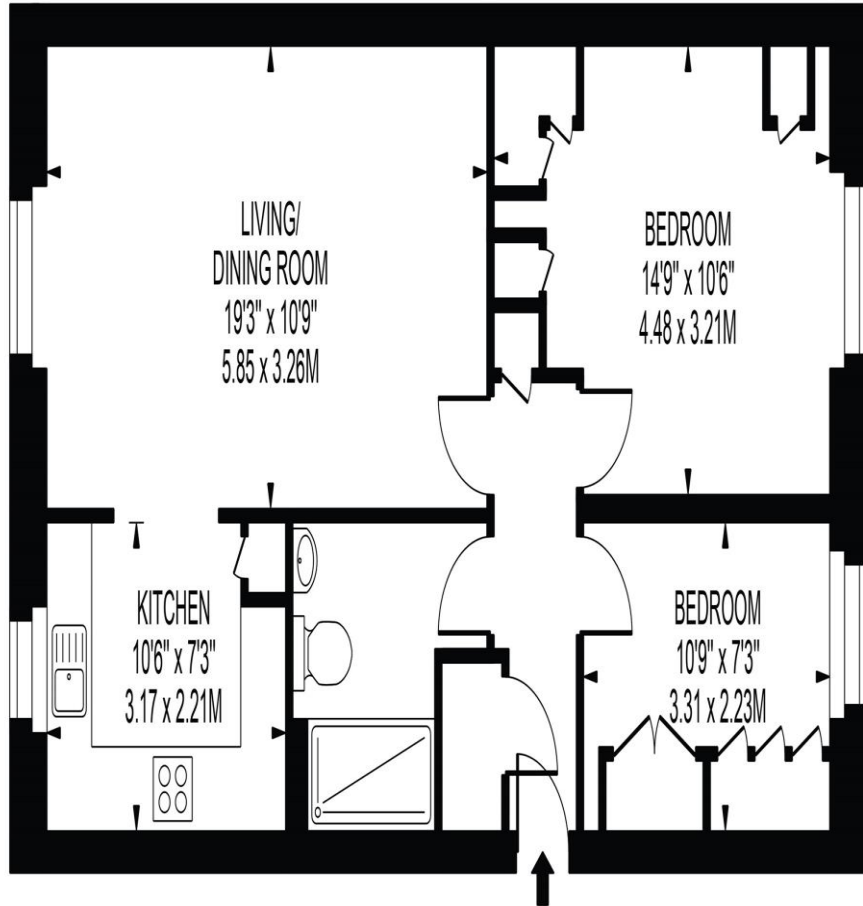
**welcome to**  
**Wettern Close, SOUTH CROYDON**

A stunning two bedroom top floor purpose built flat comprising of a spacious reception room with space for dining and living, modern kitchen with seimens integrated appliances, modern shower room and two double bedrooms with fitted wardrobes and stunning views, ample storage via loft space and cupboards. The property is presented to the market in excellent decorative order throughout, leasehold with a share of the freehold with a long lease, under floor heating in kitchen/shower room and a garage en-bloc. Wettern Close is situated in a quiet cul-de-sac and is conveniently located for Purley Oaks Station and Sanderstead Station which provide fantastic links into London. There are many local amenities nearby such as Tesco Express, Station Fish & Chips, Coco & Nut Coffee Co and a short walk away is the ever popular South End Restaurant Quarter. The property is surrounded by greenery with Purley Downs Golf Club, Croham Hurst Golf Club, Purley Way Playing Fields, Purley Beeches and Croham Hurst Woods being close by for the regular golfer or walker to enjoy and a vast amount of schools to choose from.



# WETTERN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 639 SQ.FT - 59.34 SQ.M



## SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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welcome to

## Wettern Close, SOUTH CROYDON

- Top Floor
- Two Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Modern Shower Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Sep 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £340,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.barnardmarcus.co.uk/Property/SAN106208) barnardmarcus.co.uk/Property/SAN106208



Property Ref:  
SAN106208 - 0005

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