



Robins Court Coombe Road, Croydon CR0 5SJ



welcome to

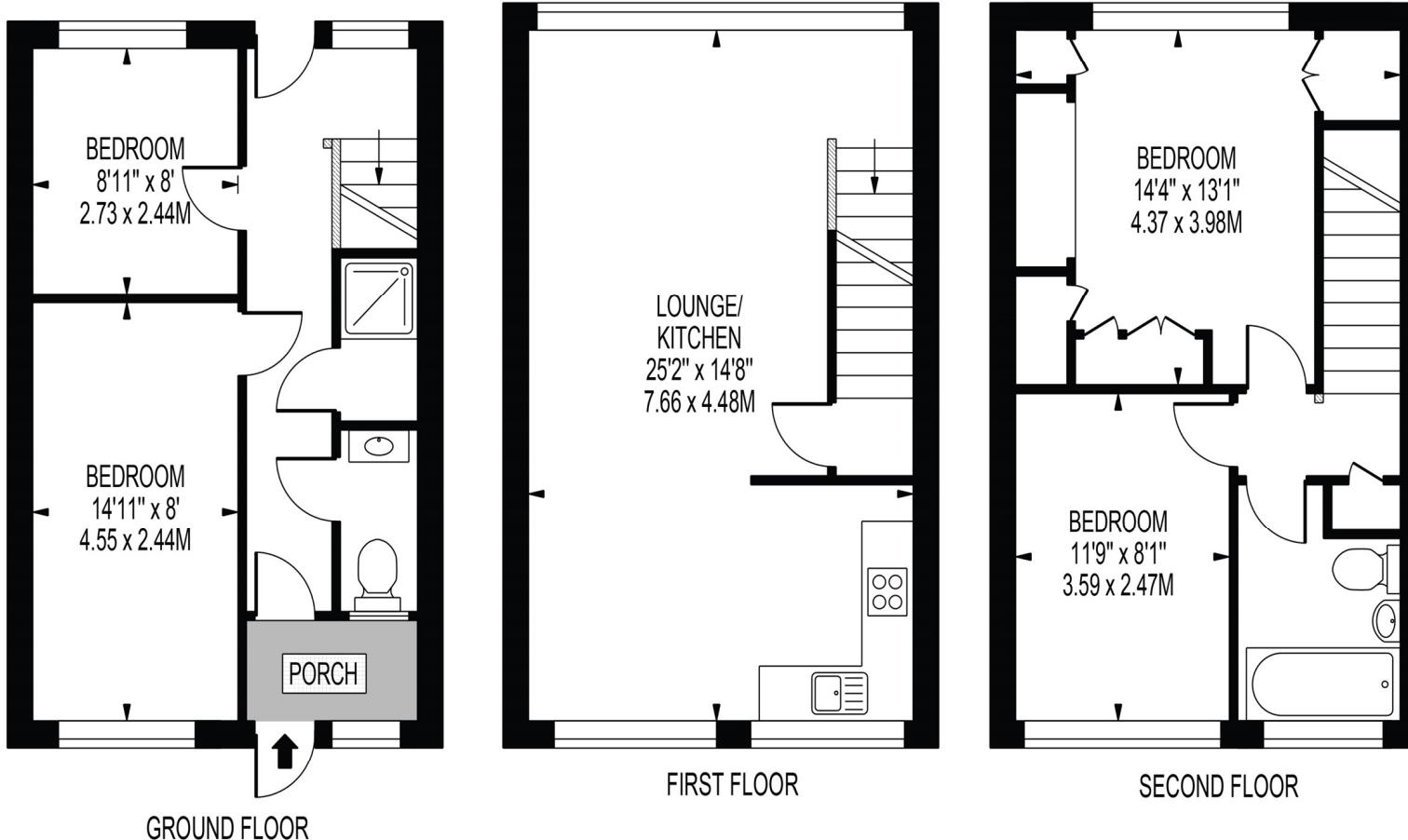
Robins Court Coombe Road, Croydon

A beautifully presented four-bedroom townhouse situated on the ever-popular Coombe Road, just moments from South Croydon Station, the Tramlink, and the wide-open green spaces of Lloyd Park.



ROBINS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1078 SQ FT - 100.16 SQ M



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.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This versatile home benefits from driveway parking for up to 2 cars and an enclosed porch opening into a welcoming hallway. The ground floor offers well-proportioned bedrooms including a shower room & separate cloak room (toilet) and convenient access through the house.

On the first floor, you'll find a generous kitchen/dining area ideal for family living and entertaining.

The top floor hosts two spacious main bedrooms and a modern family bathroom.

Additional features include gas central heating, double glazing, and a private garden.

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Robins Court Coombe Road, Croydon

- 4 Bedroom
- Close to Stations
- Driveway parking for up to 2 cars
- Private Garden
- Good Transport Links

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£425,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SCS109843 - 0006

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