



Hollywoods, Croydon CR0 9JG

welcome to

Hollywoods, Croydon

A lovely 2 bed staggered terraced modern house, located in quiet, popular Hollywoods boasting excellent order throughout. Perfectly located in Forestdale, Croydon, this lovely 2 bedroom is close to all local shops, many good schools and close to Addington Golf course and other leisure facilities.

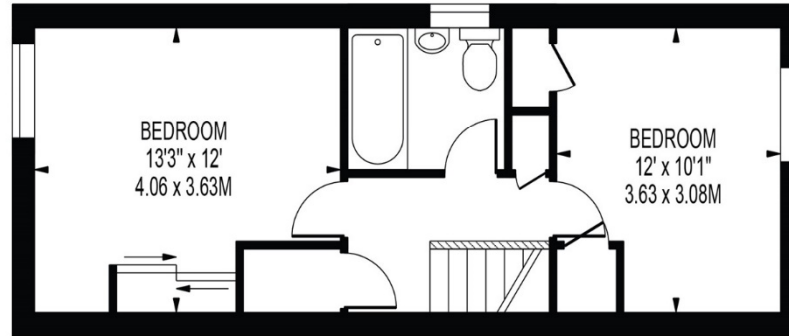


HOLLYWOODS

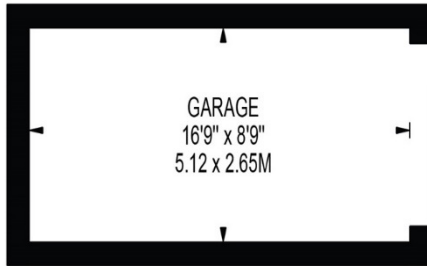
APPROXIMATE GROSS INTERNAL FLOOR AREA: 766 SQ FT - 71.19 SQ M

(EXCLUDING GARAGE & STORE)

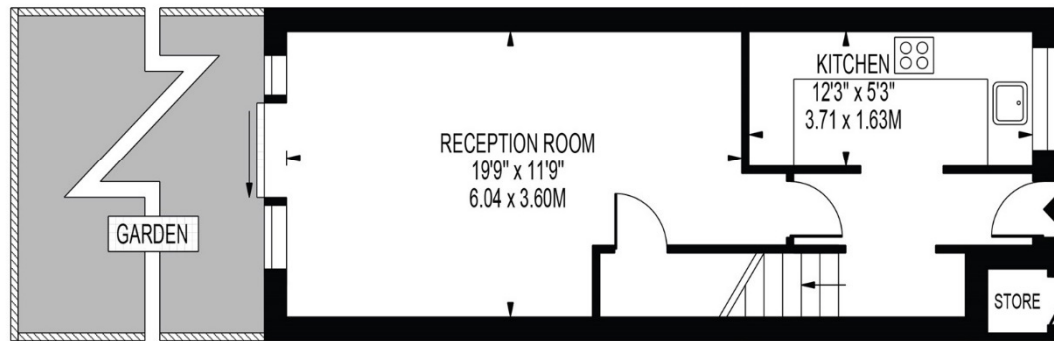
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 146 SQ FT - 13.57 SQ M



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

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.

Benefiting from a beautiful modern kitchen off of the large and bright reception leading to private rear landscaped garden and large family bathroom upstairs and 2 good sized bedrooms. With Gas central heating and double glazing throughout, a garage en-block, this property truly is in great condition. The property also benefits from being close to many transport links both local and in and out of the city, tram link, shops, and open woodland spaces with many good schools nearby.

welcome to

Hollywoods, Croydon

- 2 Bedroom
- Private Garden
- Close to Good Schools
- Garage en-bloc
- Good Transport Link

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

Price

£335,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109886



Property Ref:
SCS109886 - 0004

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.

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