



PAUL GRAHAM

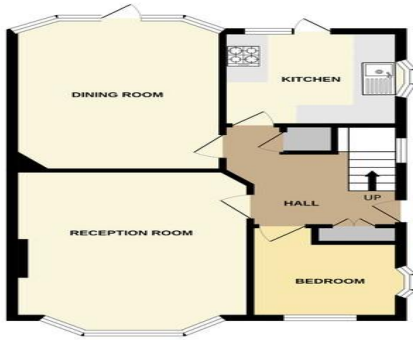


96 The Ridgeway, Croydon, Surrey, CR0 4AF | **£565,000 Freehold**

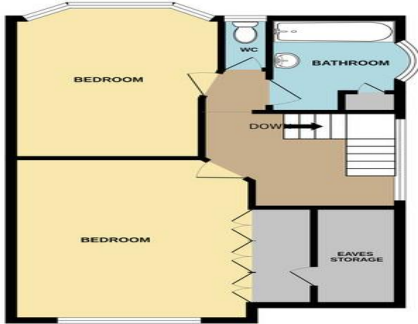
Situated overlooking Waddon Ponds this beautifully presented chalet style semi detached house boasts good size living accommodation to include 2 reception rooms, modern kitchen and bedroom 3/study. Upstairs benefits from 2 double bedrooms and bathroom. Outside there are well maintained gardens at the front, and approximately 70ft garden at the rear along with a detached garage. Viewing advised.



GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1066sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**ENTRANCE HALL**

**LOUNGE** 16' 3" x 11' 10" (4.95m x 3.61m)

**DINING ROOM** 14' 6" x 10' 7" (4.42m x 3.23m)

**KITCHEN** 9' 1" x 8' 4" (2.77m x 2.54m)

**BED 3/STUDY** 7' 7" x 7' 5" (2.31m x 2.26m)

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM 1** 15' 8" x 11' 11" (4.78m x 3.63m)

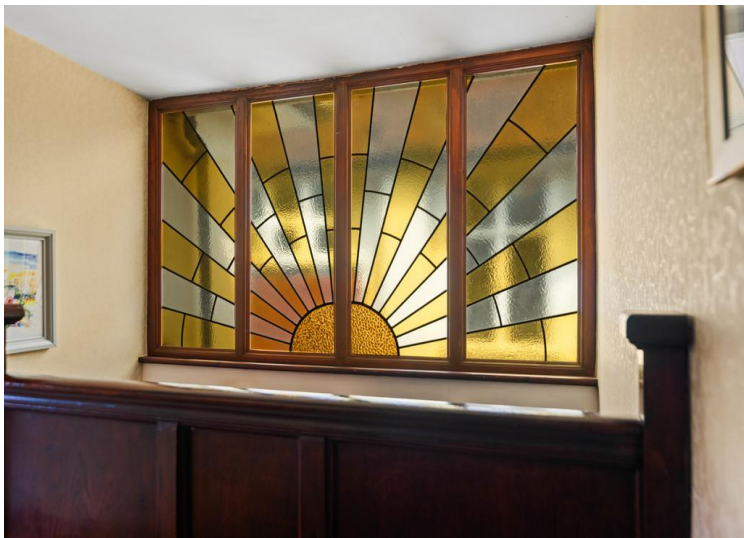
**BEDROOM 2** 14' 7" x 10' 7" (4.44m x 3.23m)

**FRONT AND REAR GARDENS**

**BATHROOM**

**DRIVEWAY TO DETACHED GARAGE**

**A STONES THROW FROM WADDON PONDS**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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