



Price
£575,000

Freehold

3x  1x  1x 

**Lyndhurst Road,
Croydon, Surrey, CR5**

OVER 60?

Secure this property
for up to **59% less!**

cubitt&west
Helping you move forwards



Main features

- Immaculate extended semi-detached home with driveway
- Level rear garden with gate to open fields, shed/workshop
- Open plan living with stunning kitchen and beautiful flooring
- Well located for schools, walking distance to Chipstead Valley Primary
- Garage used as study/playroom

Accommodation

GROUND FLOOR

Porch
 Entrance Hall
 Lounge Area: 13'3 x 10'4 (4.04m x 3.15m)
 Kitchen/Diner: 19'1 x 15'5 (5.82m x 4.70m)
 Study/Playroom: 31'5 x 6'5 (9.58m x 1.96m)

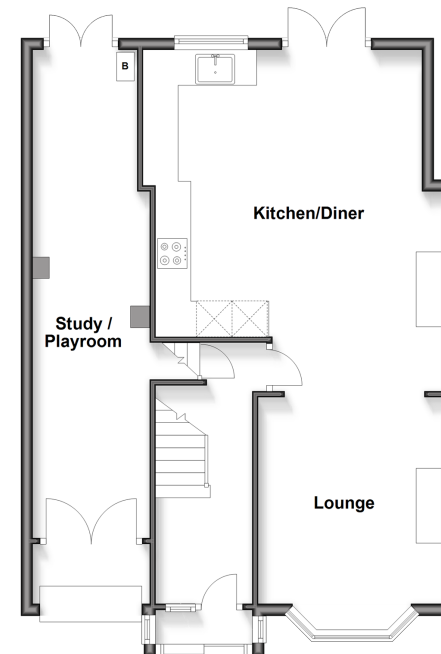
FIRST FLOOR

Landing
 Bedroom 1: 13'3 x 9'9 (4.04m x 2.97m)
 Bedroom 2: 11'1 x 10'0 (3.38m x 3.05m)
 Bedroom 3: 7'5 x 6'1 (2.26m x 1.86m)
 Bathroom: 8'6 x 5'9 (2.59m x 1.75m)

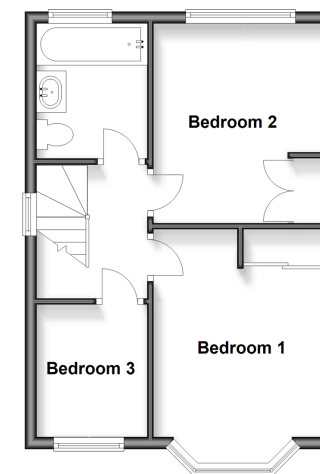
OUTSIDE

Front Garden
 Driveway
 Rear Garden
 Shed

Ground Floor
 Approx. 74.3 sq. metres (800.2 sq. feet)



First Floor
 Approx. 34.2 sq. metres (368.2 sq. feet)



Call Purley - 020 8660 8882 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.