



**Price**  
**£650,000**

**Freehold**

4x  1x  2x 

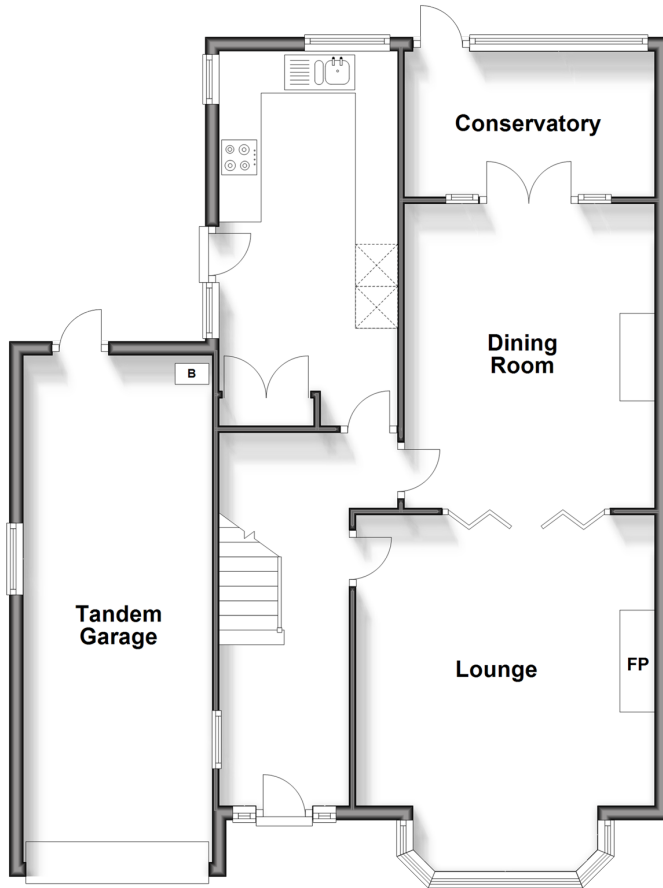
**Valley Walk, Croydon,  
Surrey, CR0**

**OVER 60?**

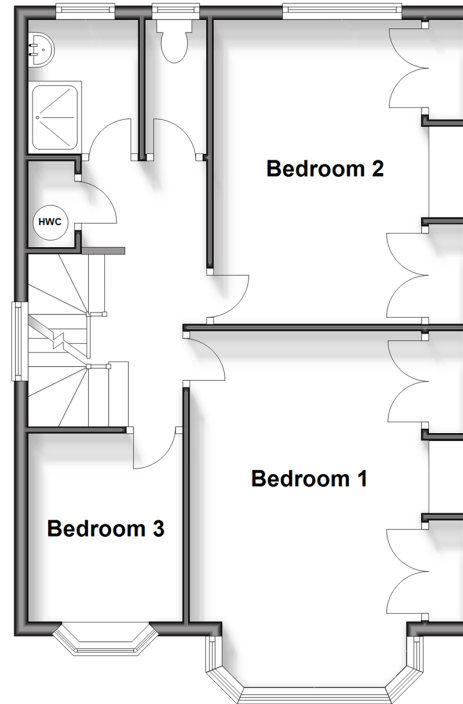
Secure this property  
for up to **59% less!**

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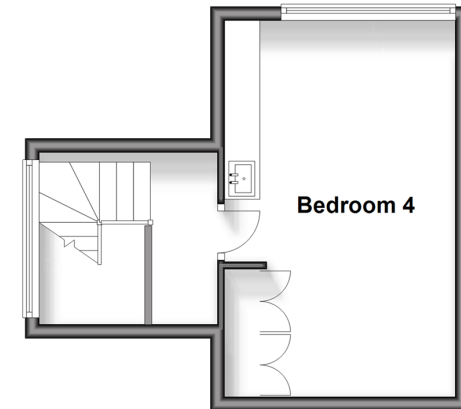
**Ground Floor**  
Approx. 89.3 sq. metres (961.4 sq. feet)



**First Floor**  
Approx. 55.8 sq. metres (600.6 sq. feet)



**Second Floor**  
Approx. 24.1 sq. metres (259.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway  
Lounge : 17'8 x 13'9 (5.39m x 4.19m)  
Dining Room: 14'2 x 11'6 (4.32m x 3.51m)  
Conservatory: 10'10 x 6'8 (3.30m x 2.03m)  
Kitchen/Breakfast Room: 17'8 x 8'3 (5.39m x 2.52m)

### Landing

Bedroom 1: 17'8 x 12'9 (5.39m x 3.89m)  
Bedroom 2: 14'5 x 11'11 (4.40m x 3.63m)  
Bedroom 3: 8'10 x 7'7 (2.69m x 2.31m)  
Shower Room  
Separate Toilet

### SECOND FLOOR

Landing  
Bedroom 4: 17'5 x 10'10 (5.31m x 3.30m)

### OUTSIDE

Front and Rear Garden  
Driveway

### OUTBUILDING

Tandem Garage

### FIRST FLOOR





## Main features

- Delightful semi detached house
- Spacious lounge and separate dining room leading to the conservatory
- Modern fitted kitchen and breakfast room
- Driveway leading to attached tandem garage
- Favoured location with easy access to transport links and excellent local schools



### Nearest Schools

Primary Schools: St John's CofE Primary 0.4 miles  
Benson Primary and Nursery School 0.6 miles  
Ashburton Junior School 0.7 miles  
Secondary Schools: Trinity School 0.1 miles  
Shirley High School Performing Arts College 0.4 miles



### Transport Information

Train Stations: East Croydon 1.5 miles  
Eden Park 1.6 miles, Norwood Junction 1.6 miles



### Address

Valley Walk, Croydon, Surrey, CR0



### Directions

For directions to this property please contact us.





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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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