



**Guide Price**

**£475,000**

**Freehold**

3x  1x  2x 

**Godson Road, Croydon,  
Surrey, CR0**

**cubitt&west**  
Helping you move forwards



## Main features

- Large dining and living area perfect for families
- Ample storage throughout
- Large patio area great for summertime barbecues
- Moments away from local transport links and shops
- Located on a quiet road

## Accommodation

### GROUND FLOOR

Hallway  
 Reception Room: 13'7 x 11'11 (4.14m x 3.63m)  
 Kitchen: 9'9 x 9'5 (2.97m x 2.87m)  
 Utility Room: 8'3 x 6'2 (2.52m x 1.88m)  
 Dining Room : 11'6 x 11'6 (3.51m x 3.51m)

### FIRST FLOOR

Landing  
 Bedroom 1: 15'8 x 10'11 (4.78m x 3.33m)  
 Bedroom 2: 11'7 x 9'10 (3.53m x 3.00m)  
 Bedroom 3: 10'2 x 9'7 (3.10m x 2.92m)  
 Bathroom  
 Separate Toilet

### OUTSIDE

Rear Garden  
 Front Garden



**Call Shirley - 020 8654 3037 ■ 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