



Guide Price
£475,000

Freehold

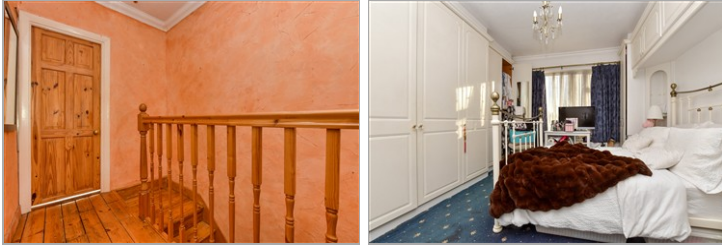
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**Barmouth Road, Shirley,
Croydon, Surrey, CR0**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Chain Free
- Moments away from local high street and transport links
- Large rear garden perfect for entertaining family and friends
- Large living space & dining room
- Ready to put your own stamp on

Accommodation

GROUND FLOOR

Hallway
 Living Room : 17'4 x 12'1 (5.29m x 3.69m)
 Dining Room : 14'2 x 12'1 (4.32m x 3.69m)
 Kitchen: 10'0 x 7'9 (3.05m x 2.36m)
 Utility Room : 10'0 x 7'6 (3.05m x 2.29m)
 Separate Toilet

FIRST FLOOR

Landing
 Bedroom 1: 17'3 x 12'0 (5.26m x 3.66m)
 Bedroom 2: 14'2 x 10'2 (4.32m x 3.10m)
 Bedroom 3: 10'4 x 6'0 (3.15m x 1.83m)
 Bathroom

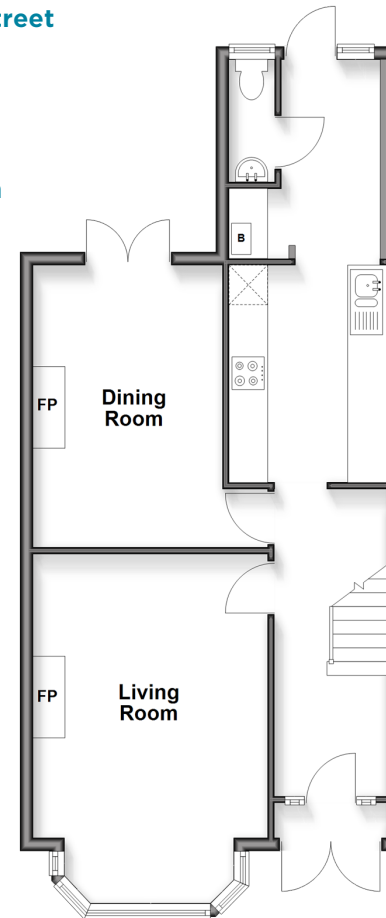
OUTBUILDING

Garage

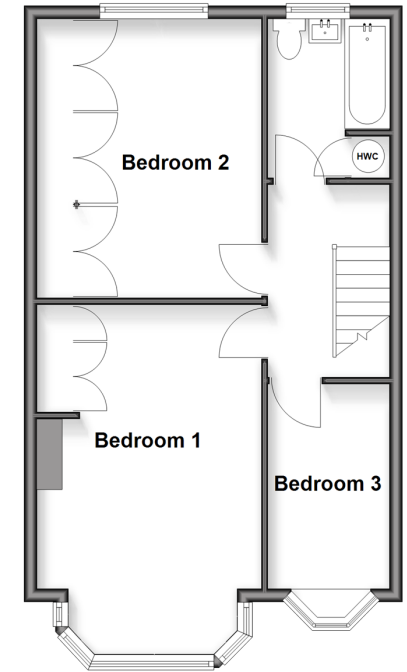
OUTSIDE

Front Garden
 Rear Garden

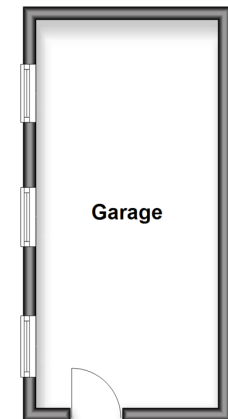
Ground Floor
 Approx. 58.4 sq. metres (628.1 sq. feet)



First Floor
 Approx. 50.5 sq. metres (543.2 sq. feet)



Outbuilding
 Approx. 16.8 sq. metres (180.9 sq. feet)



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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



21712048/20251115/SR/MS