



**Price**  
**£600,000**

**Freehold**

3x  1x  2x 

**Langland Gardens,  
Croydon, Surrey, CR0**

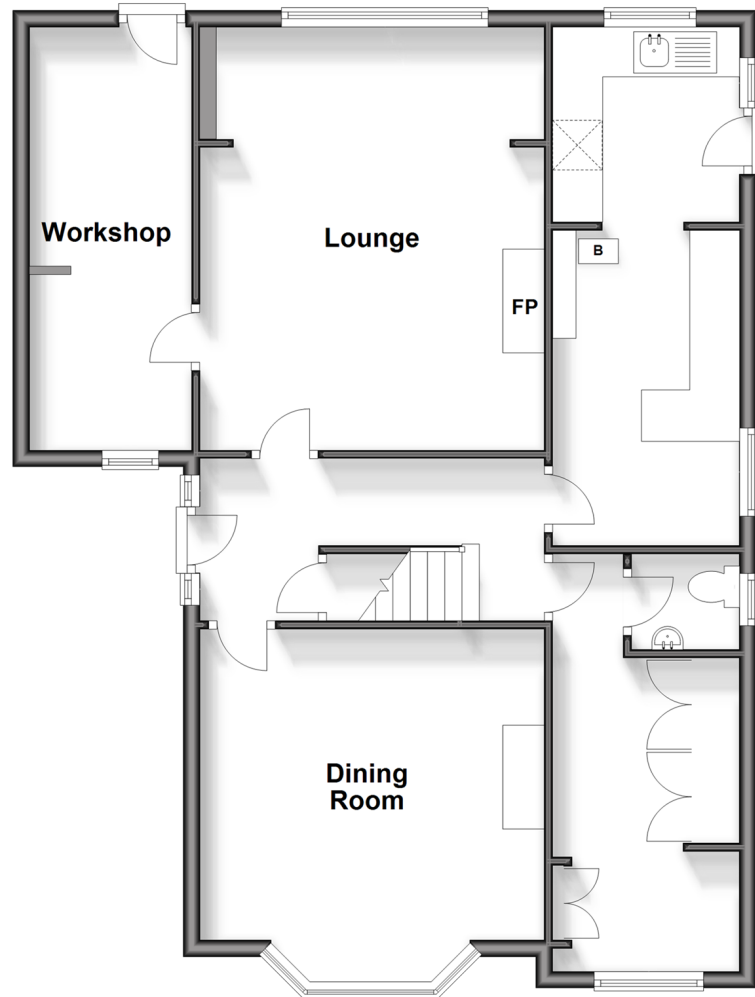
**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

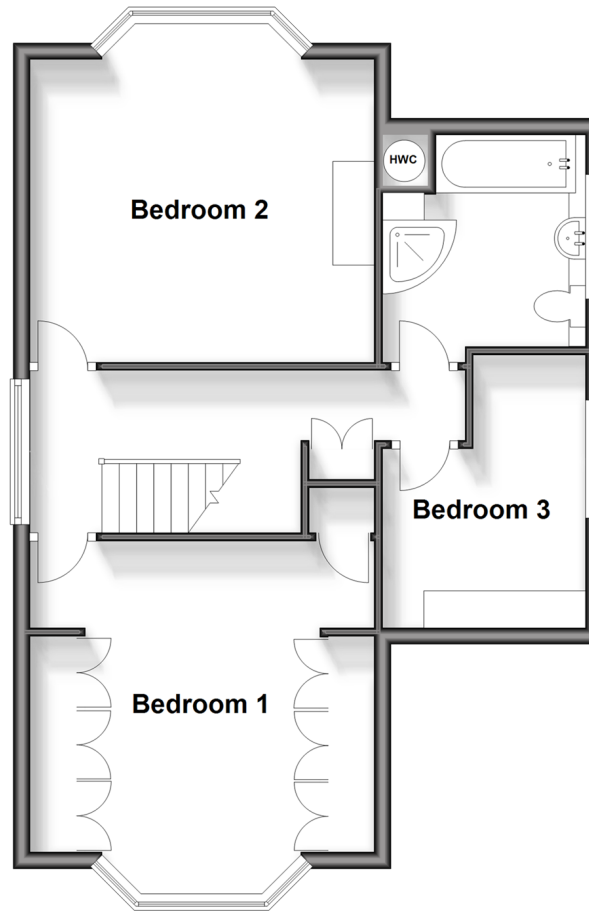
### Split Level Ground Floor

Approx. 82.8 sq. metres (891.8 sq. feet)



### First Floor

Approx. 55.5 sq. metres (596.9 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway

Lounge: 17'3 x 13'5 (5.26m x 4.09m)

Workshop

Dining Room: 14'6 x 13'5 (4.42m x 4.09m)

Kitchen/Diner: 20'10 x 7'10 (6.35m x 2.39m)

Cloak Room: 4'4 x 3'8 (1.32m x 1.12m)

Study: 17'5 x 7'6 (5.31m x 2.29m)

### FIRST FLOOR

Landing

Bedroom 1: 14'8 x 13'11 (4.47m x 4.24m)

Bedroom 2: 14'8 x 13'10 (4.47m x 4.22m)

Bedroom 3: 10'7 maximum x 8'7  
minimum (3.23m x 2.62m)

Family Bathroom: 8'7 x 8'6 (2.62m x 2.59m)

### OUTSIDE

Front Garden

Rear Garden

Driveway



## Main features

- Spacious detached house
- Ample accommodation to entertain family and friends
- Landscaped garden and ample parking on the driveway for multiple cars
- Sought after location
- Great transport links and close to local schools



### Nearest Schools

Primary Schools: Spring Park Primary 0.3 miles  
Benson Primary and Nursery School 0.3 miles  
St John's CofE Primary 0.5 miles  
Secondary Schools: Beckmead School 0.4 miles  
Orchard Park High School 0.6 miles



### Transport Information

Train Stations: West Wickham 1.0 miles  
Eden Park 1.1 miles  
Elmers End 1.8 miles



### Address

Langland Gardens, Croydon, Surrey, CR0



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Shirley Branch 020 8654 3037 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- 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.



EPC RATING



21711592/20240628/BF/PH