



**36 Chancellor Gardens**  
South Croydon, CR2 6WB

**Guide Price £350,000**



## 36 Chancellor Gardens

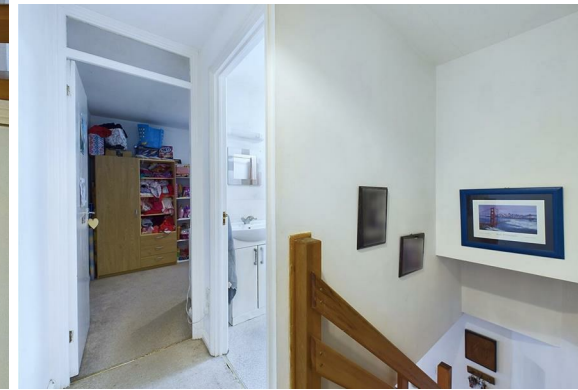
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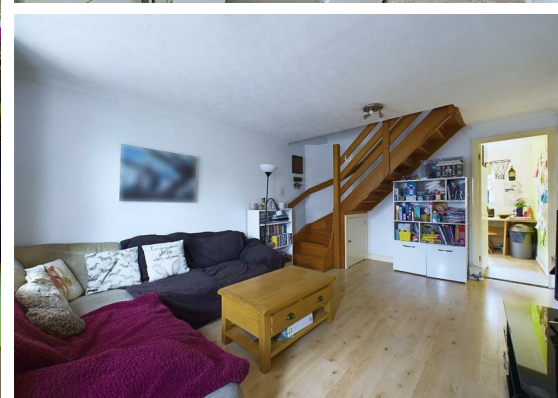
Tucked away in a cul-de-sac, this 2-bedroom terraced home offers a cosy and manageable living space, perfect for those seeking a low-maintenance property. The ground floor comprises a comfortable living room and a practical kitchen/breakfast room with space for casual dining, leading to a low-maintenance garden—ideal for enjoying outdoor moments without the extra work.

Upstairs, you'll find two well-sized double bedrooms, both offering enough room for essential furniture and storage. The family bathroom is well-maintained, and there's handy loft storage for additional items. The property also benefits from allocated parking.

This home offers easy access into London, with convenient transport links nearby, making it ideal for commuters. It is also well-located for several highly regarded schools, including Cumnor House School, Harris Academy Purley, and Whitgift School.

This property is perfect for first-time buyers, investors, or downsizers looking for a charming home in a well-connected South Croydon location.





Living Room  
15'8" x 12'0" (4.79m x 3.67m)

Kitchen  
8'9" x 12'0" (2.69m x 3.67m)

Landing  
6'11" x 2'9" (2.11m x 0.86m)

Bedroom  
7'5" x 12'0" (2.28m x 3.66m)

Bedroom  
8'11" x 12'0" (2.72m x 3.67m)

Bathroom  
4'6" x 8'1" (1.38m x 2.48m)

Garden

Allocated Parking



## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

