



42 Hartscroft, Linton Glade
Croydon, CR0 9LB

Guide Price £450,000



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Situated in a popular cul-de-sac in Forestdale, this spacious four-bedroom terraced home is surrounded by green spaces and woodland walks, offering a peaceful retreat while remaining well-connected. With well-regarded primary schools nearby and frequent bus services, this location is ideal for families and commuters alike.

Set over three floors, the property has been recently modernised and offers a well-thought-out layout. The entrance level features a large living room, a well-sized bedroom, and a convenient shower room. Downstairs, the lower ground floor boasts a newly refurbished kitchen, a spacious dining/sitting room, ample storage, and a versatile utility or office space. The top floor provides three further bedrooms and a family bathroom. The property also benefits from a garage on block.

Additional upgrades include new carpets throughout, an updated electrical fuse board, and a new central heating system with radiators. A Megaflow hot water system, all powered by an efficient heat pump in the garden, ensures both comfort and energy efficiency.

Offered with no onward chain, this is a fantastic opportunity to secure a well-connected yet peaceful home.





Entrance Hall
11'9" x 3'8" (3.6m x 1.13m)

Living Room
20'0" x 15'8" (6.12m x 4.8m)

Bedroom
7'8" x 9'4" (2.34m x 2.86m)

Shower Room
4'1" x 4'10" (1.25m x 1.49m)

Hallway

Store Room
2'7" x 5'10" (0.81m x 1.8m)

Kitchen/Sitting Room
21'0" x 15'3" (6.41m x 4.66m)

Utility Room
6'5" x 9'3" (1.97m x 2.84m)



Landing
9'4" x 5'11" (2.87m x 1.81m)

Bedroom
13'4" x 8'5" (4.08m x 2.57m)

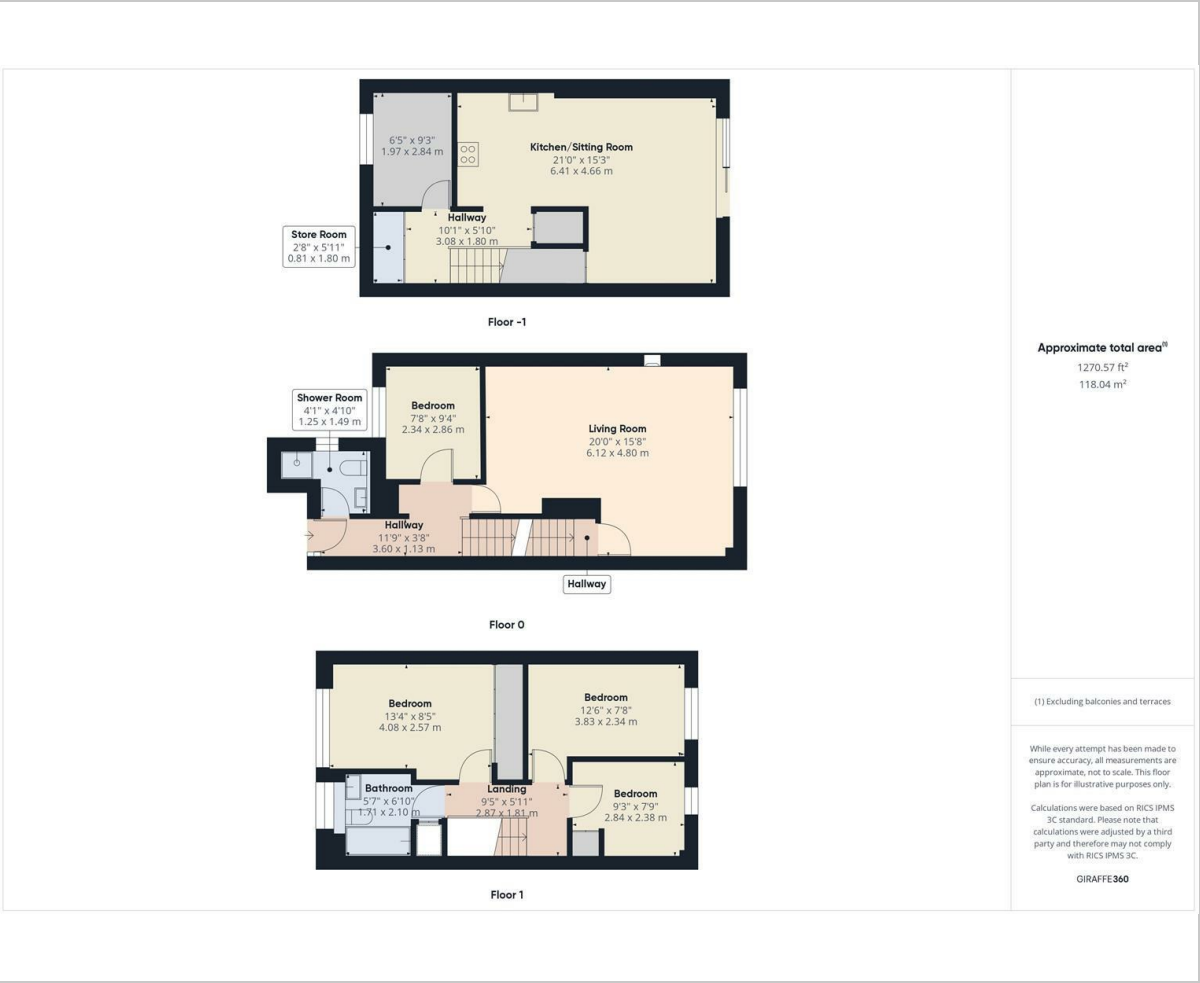
Bedroom
12'6" x 7'8" (3.83m x 2.34m)

Bedroom
9'3" x 7'9" (2.84m x 2.38m)

Bathroom
5'7" x 6'10" (1.71m x 2.10m)



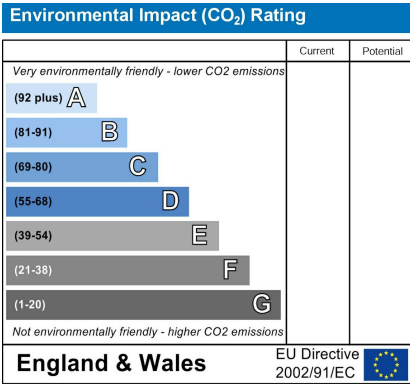
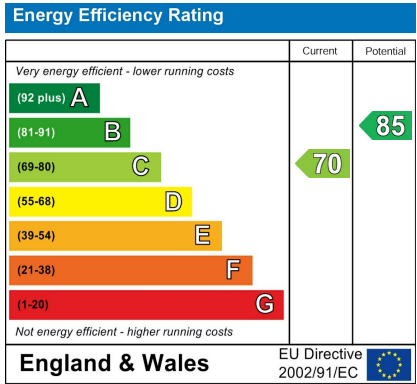
Floor Plan



Area Map



Energy Efficiency Graph



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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