



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

**Guide Price £400,000**



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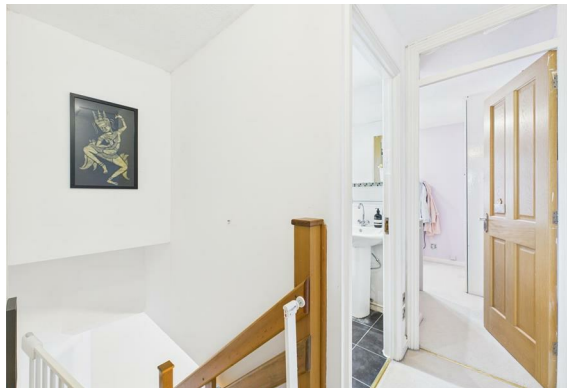
Tucked away in a modern development just off Pampisford Road, this well presented two bedroom end of terrace home offers a brilliant opportunity for first time buyers, downsizers or buy to let investors looking for a low maintenance home in a well connected and desirable location.

The property is ideally situated for access to a number of highly regarded schools including Whitgift, Regina Coeli, Harris Academy and Cumnor House, all within walking distance. Regular bus services run along Pampisford Road providing access to Croydon, Purley and East Croydon, while train links from Purley, Purley Oaks and East Croydon stations offer fast and frequent services into both London Bridge and London Victoria.

South Croydon's ever popular Restaurant Quarter is nearby, offering a fantastic variety of independent eateries, cafés and bars, while Purley town centre provides further shopping options including a Tesco superstore and additional dining spots.

The accommodation itself is well arranged with a bright living room to the front, leading through to a rear kitchen with access out to a private South West facing garden. Upstairs, there are two double bedrooms and a family bathroom with a shower over the bath.

The rear garden is mostly laid to lawn and enjoys a pleasant outlook over the neighbouring allotments, creating a green and open feel. To the front, there is a small garden area and the added benefit of an allocated parking space.







Living Room  
11'9" x 15'8" (3.59m x 4.78m)

Kitchen  
11'10" x 8'11" (3.63m x 2.72m)

Landing  
2'10" x 6'8" (0.88m x 2.05m)

Bedroom  
11'10" x 9'0" (3.61m x 2.75m)

Bedroom  
11'10" x 7'3" (3.62m x 2.23m)

Bathroom  
8'0" x 4'5" (2.45m x 1.37m)

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

