

Lindfield Road, Croydon, CR0 6HN



Offers In The Region Of £440,000



House - Semi-Detached

- Probate Sale
- Semi-Detached Three Bedrooms
- Double Glazing and Gas Central Heating
- Does Require Modernisation Throughout
- Garage With Shared Drive
- Classic 1930's Style Family House
- Placed In A Tree Lined Cul-De-Sac
- Norwood Junction BR Overground Station is Nearby
- In Our Opinion Offers Excellent Opportunity & Potential
- No Onward Chain

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Located in a prime location in Addiscombe, this classic 1930s style three-bedroom semi-detached family home has been in the same family ownership for some 40 years and is being offered to the market with a benefit of no onward chain. The property boasts a generous open plan living/dining (no building regulations found), a good sized kitchen and upstairs you will find three bedrooms and the family bathroom. Further features include a garage to the side with shared drive way and a compact and low maintenance rear garden. While some updating is required, the house represents in our opinion excellent potential to create a wonderful family home. Excellent transport links include the nearby tram link and local bus routes with both Norwood Junction and East Croydon BR stations providing frequent trains into London. Addiscombe High Street is close by and offers an eclectic mix of shops, cafes, local schools and amenities. In our opinion the house offers good value for money and is perfect for someone looking to add their own personal touch to a characterful property. Early viewing is strongly advised.

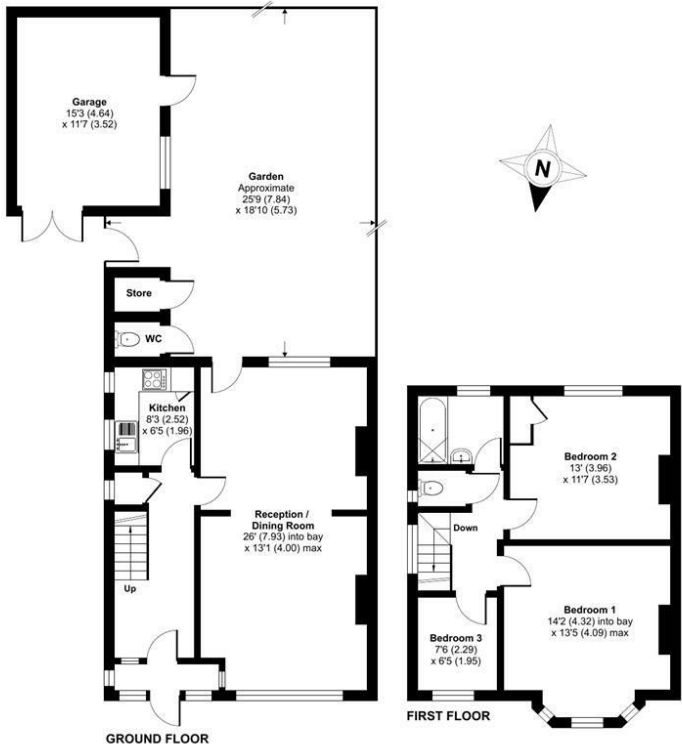
Tenure: Freehold - Croydon council band D: £2,480.48 - EPC rating: D

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and are not to be relied upon. Any buyers are advised to seek verification from their solicitor or surveyor.

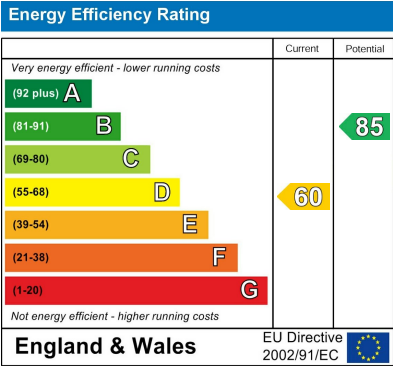
For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/>

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Approximate Area = 1026 sq ft / 95.3 sq m
Garage = 176 sq ft / 16.3 sq m
Outbuildings = 20 sq ft / 1.8 sq m
Total = 1222 sq ft / 113.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. Produced for Home Castle. REF: 1320911



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.