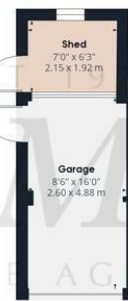




Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 1159.6 ft<sup>2</sup>  
 107.73 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



£650,000

Arkwright Road, South Croydon, CR2 0LN



We are delighted to welcome to the market this rarely available two/three double bedroom link detached bungalow which is offered to the market with no onward chain. Internally the property benefits from two separate reception rooms, fitted kitchen and bathroom, separate w.c, loft space, beautiful secluded rear garden with a variety of borders and shrubs, garage, shed and off street parking. This property would lend itself to extensions (STPP), and is situated on a sought after residential road close to Elmfield shops and amenities, Ridgeway Primary School and Croham Hurst Woods. Freehold/ Croydon council tax band F/ EPC D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Entrance Hall

Kitchen

9'5 x 11'1 (2.87m x 3.38m)

Living Room

12'5 x 19'7 (3.78m x 5.97m)

Dining Room/ Bedroom

10'7 x 13'7 (3.23m x 4.14m)

Bedroom

12'5 x 14'7 (3.78m x 4.45m)

Bedroom

12'2 x 9'1 (3.71m x 2.77m)

Bathroom

W.C

Garden

Garage

8'6 x 16'0 (2.59m x 4.88m)

Garden Shed

7'0 x 6'3 (2.13m x 1.91m)

Off street parking

