



Approximate total area
1108.26 ft²
102.96 m²

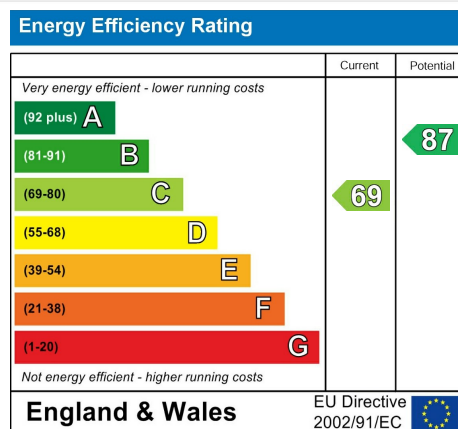
Reduced headroom
12.89 ft²
1.20 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



TAX BAND: E

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



Offers In Excess Of £500,000 Ballards Farm Road, Croydon, CR0 5RL



Paul Meakin are pleased to present to the market this immaculately presented, three double bedroom cottage in the prime location of the Ballards Farm development. On the ground floor the property offers a large open living space boasting a light and airy feel with French doors leading out to the garden, along with a well equipped fitted kitchen and an additional downstairs WC. On the first floor the property has three generous double bedrooms, lots of storage options and a stunning four-piece bathroom suite. Externally the property has an enclosed paved rear garden which leads to an additional plot of land and a garage on bloc also included with the property. The property is within easy reach to variable bus routes, Royal Russel & Coombe Wood schools, Coombe Lane tramstop, local amenities along with being close to beautiful woodlands such as Croham Hurst Woods and access to Croham Hurst Golf Club. Viewing recommended to appreciate this beautiful cottage style property. Freehold/ Croydon Council tax band E/ EPC C.

Hallway

8'10" x 5'7" (2.71 x 1.71)

WC

4'3" x 3'4" (1.32 x 1.03)

Living Room

27'8" x 18'8" (8.44 x 5.71)

Kitchen

10'8" x 8'6" (3.27 x 2.61)

Landing

2'11" x 14'7" (0.90 x 4.47)

Bedroom

14'1" x 8'5" (4.31 x 2.59)

Bedroom

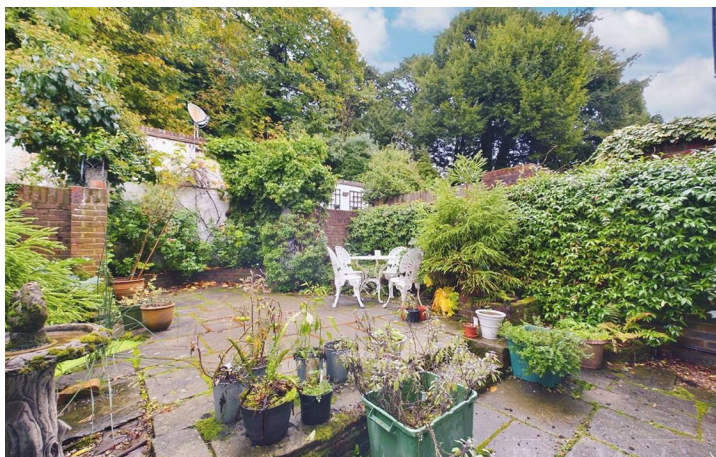
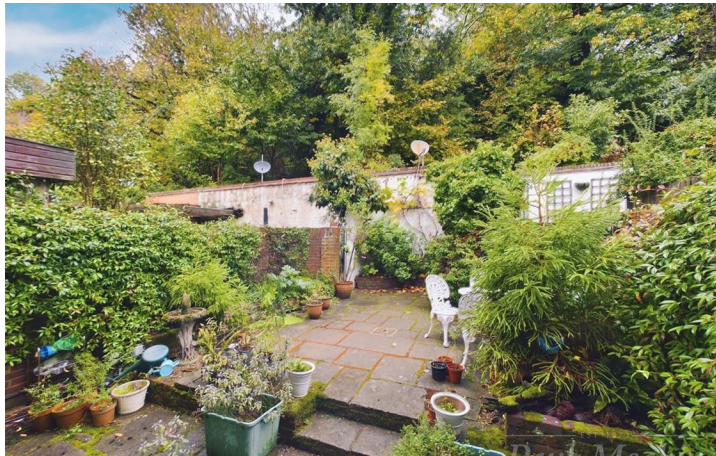
10'0" x 14'9" (3.07 x 4.52)

Bedroom

12'11" x 10'7" (3.95 x 3.23)

Bathroom

6'7" x 7'5" (2.03 x 2.28)



Scan for Virtual Tour