



Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
 944.41 ft<sup>2</sup>  
 87.74 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.

GIRAFFE360



Offers In Excess Of **£575,000** Croham Valley Road, South Croydon, CR2 7RF



Nestled away at the top of this popular road is this extremely well presented two double bedroom detached bungalow which internally benefits from a refitted kitchen and bathroom, living room measuring 13'1 x 12'5, doubled glazed windows throughout and gas central heating via radiators. Externally there is a private landscaped rear garden with summer house which houses power, wifi and separate office, detached garage and off street parking for multiple cars. Situated on the Ballards Farm development this property is conveniently located for local amenities, frequent bus services to surrounding areas and a variety of local woodland walks. This property has approved planning permission for a wrap around extension and loft conversion so view now to appreciate size, location and standard. Freehold/ Croydon Council Tax E/ EPC D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

ENTRANCE HALL

LIVING ROOM

13'1" x 12'5" (3.99 x 3.78)

KITCHEN

10'6" x 10'6" (3.2 x 3.2)

BEDROOM ONE

13'1" x 14'2" (3.99 x 4.32)

BEDROOM TWO

13'1" x 10'7" (3.99 x 3.23)

BATHROOM

6'11" x 7'2" (2.11 x 2.18)

GARDEN

SUMMER HOUSE

GARAGE

7'9" x 24'10" (2.36 x 7.57)

OFF STREET PARKING

