

EST 1973
Paul Meakin
ESTATE AGENTS

£580,000 Ballards Way, Croydon, CR0 5RG



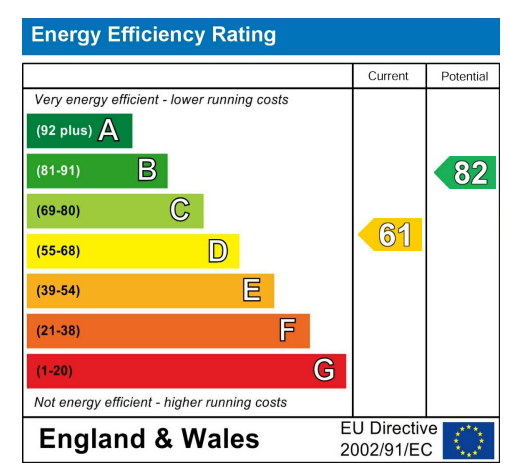
Paul Meakin are delighted to welcome to the market this three bedroom detached bungalow with great potential for loft conversion to create additional bedrooms STPP in a secluded plot perfect for growing families.

The property has been modernised throughout. Internally the property offers a large living/dining room measuring 19'4" x 17'11", refitted kitchen, useful laundry room, two sizeable fitted bathrooms, three double bedrooms one of which leads directly out onto the private landscaped garden, a large integrated garage and off street parking via the driveway.



This property is conveniently located for Coombe Lane tramstop, frequent bus services, Royal Russel School and surrounding woodland. Call now to arrange your appointment.

Freehold / Croydon Council Tax Band E / EPC D



VIRTUAL TOUR:



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

Hallway

Living Room

19'4" x 17'11" (5.91 x 5.48)

Kitchen

8'0" x 9'10" (2.46 x 3.00)

Laundry Room

3'8" x 5'11" (1.14 x 1.81)

Bedroom

12'10" x 9'10" (3.92 x 3.01)

Bedroom

12'0" x 9'9" (3.66 x 2.99)

Bedroom

12'0" x 8'4" (3.68 x 2.56)

Bathroom

7'1" x 6'10" (2.16 x 2.10)

Bathroom

5'1" x 5'11" (1.55 x 1.81)

Garage

17'1" x 12'9" (5.21 x 3.89)

Garden

Off street parking

