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30 Bullfinch Road, South Croydon, Surrey, CR2 8PW

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Bullfinch Road
South Croydon
Surrey CR2 8PW

£400,000

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Description

Located on the popular residential Bullfinch Road in South Croydon, this well-presented two-bedroom semi-detached home offers bright and spacious accommodation arranged over two floors making it an ideal purchase for first-time buyers, young families or investors alike. EPC Rating D. Council Tax Band D.

Accommodation

The ground floor comprises a generous reception room measuring over 17ft in length providing an excellent space for both relaxing and entertaining. To the rear the fitted kitchen offers ample worktop and storage space with direct access to the garden creating a practical and sociable layout. The property also benefits from an attached garage offering valuable storage or potential for conversion subject to the usual consents.

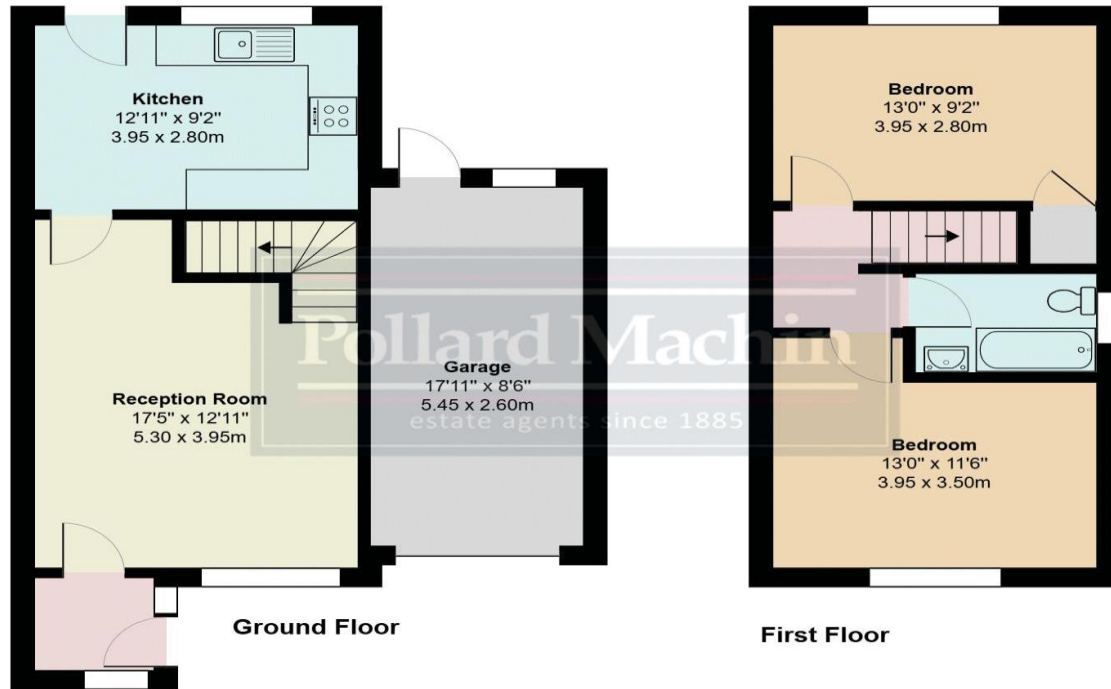
Upstairs there are two well-proportioned double bedrooms including a particularly spacious principal bedroom spanning the width of the property. A modern family bathroom completes the first-floor accommodation.

Externally the home enjoys a private rear garden and off-street parking along with the attached garage.

Location

Conveniently situated for the amenities of South Croydon the property is within easy reach of excellent transport links, reputable schools and a variety of local shops, cafes and green spaces.





Bullfinch Rd, South Croydon CR2
Approx. Gross Internal Area 726sq ft / 67.5sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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