



**Morland Road
Croydon, CR0 6HE**

Offers in Excess of £540,000

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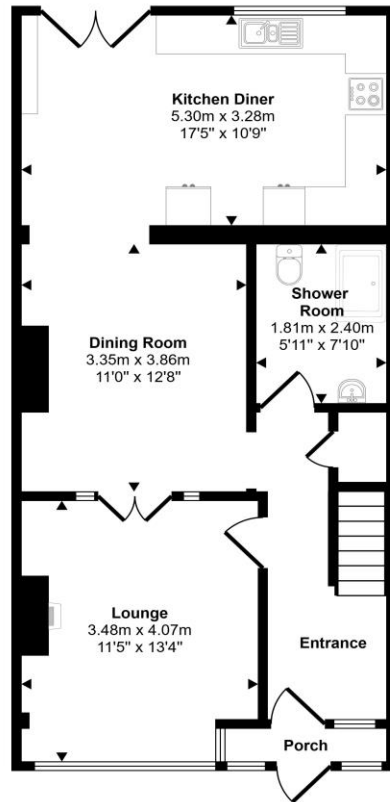
MAIN FEATURES:

- **Spacious Mid Terrace House with Entrance Porch**
 - **Large Kitchen/Diner**
 - **Lounge & Separate Dining Room**
 - **Ground Floor Shower Room**
 - **Three Bedrooms & Modern Family Bathroom/WC**
 - **Good Size Rear Garden with Outside Storage/Garden Room**
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This spacious mid-terrace family home on Morland Road, offers generous living accommodation and excellent potential, ideally suited for growing families or buyers seeking well-proportioned rooms in a convenient location. The property welcomes you via an entrance porch leading into a bright and comfortable lounge, complemented by a separate dining room – perfect for entertaining or family meals. A particular highlight is the large kitchen/diner, providing ample space for cooking, dining and everyday living. The ground floor is further enhanced by a modern shower room for added practicality. Upstairs, the property offers three well-sized bedrooms and a modern family bathroom/WC, providing comfortable accommodation for the whole household. Externally, the home benefits from a good-size rear garden, ideal for relaxing, gardening or outdoor dining. The garden also includes useful outside storage and a garden room, offering flexibility for hobbies, storage or a home workspace.

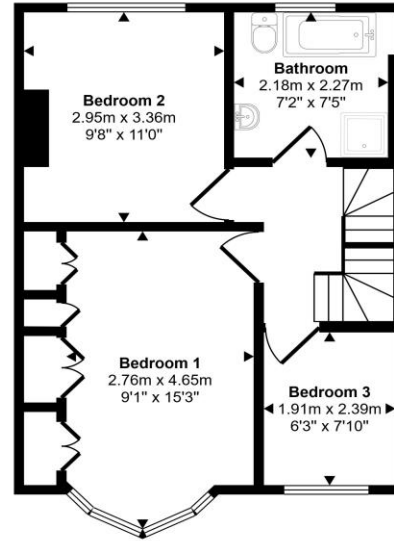
Morland Road is well located for Croydon's excellent transport connections, including nearby tram and rail services providing direct access to Central London and Gatwick Airport. The area also offers a range of local shops, schools, parks and leisure facilities, making it a convenient and popular choice for families and commuters alike.

Approx Gross Internal Area
103 sq m / 1110 sq ft



Ground Floor
Approx 62 sq m / 668 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



First Floor
Approx 41 sq m / 443 sq ft

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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