



Campden Road | | South Croydon | CR2 7EP

Guide Price £300,000

**BOND & SHERWILL**  
EST. 1908

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South Croydon | CR2 7EP  
Guide Price £300,000



Guide-Price: £300,000 - £325,000

Ideal for commuters, this chain-free two-bedroom purpose-built maisonette features a wealth of character and is set within one of the most popular and leafy parts of South Croydon, benefiting from perfect proximity to both Lloyd Park tram stop and South Croydon Railway Station.

The interior features two good-size bedrooms, bathroom, lounge, kitchen, own loft space, gas central heating and double glazing.

Another feature is the land to the side of the property while this property also benefits from off-street parking to the front.

Lloyd Park tram stop offers swift and simple access to destinations including East Croydon, West Croydon and Wimbledon, while South Croydon Railway Station has trains to London Victoria, London Bridge and many other stations. Local buses include the 64 and 433. Local schools include the highly-popular Coombe Wood School.

Internal viewing highly-recommended.

**Entrance Hall**

The entrance hall includes glass-panel double-glazed Georgian-style front door, storage cupboard housing gas and electric meters, two additional storage cupboards, radiator and stairs ascending to the first-floor.

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### **Landing**

The landing includes Georgian-style double-glazed window, smoke alarm, loft hatch, storage cupboard and wood flooring.

### **Lounge**

The lounge includes concealed radiator, Georgian-style double-glazed window, wood flooring, space for feature electric fireplace with wood surround and limestone hearth.

### **Master Bedroom**

Master bedroom includes concealed radiator, Georgian-style double-glazed window and wood flooring.

### **Bathroom**

The bathroom includes Georgian-style double-glazed window, panel-enclosed bath with shower hose attachment, chrome towel rail, pedestal wash-hand basin, vanity unit, part-tiled walls to splash-back, low-level W.C with dual-flush and tiled floor.

### **Bedroom Two**

Bedroom two is dual-aspect and includes two radiators, two Georgian-style double-glazed windows, wood flooring and built-in-wardrobe.

### **Kitchen**

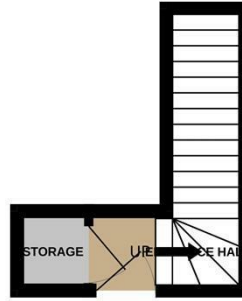
The kitchen is dual-aspect and includes valiant boiler, work surface areas with wall & base level units, two Georgian-style double-glazed windows, fridge/freezer, down-lights, one & a half bowl sink and drainer with mixer tap, dishwasher, gas hob cooker & oven with extractor fan, washing machine, part-tiled walls to splash-back areas and tiled floor.

### **Garden**

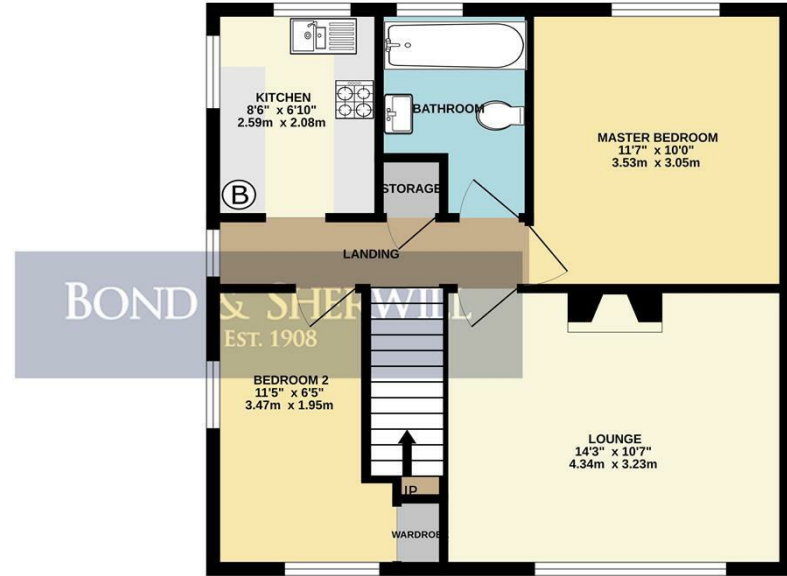
There is off-street parking to the front of the property while the garden comprises the land to the side of the maisonette and includes a wooden shed.



GROUND FLOOR  
61 sq.ft. (5.7 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			
(54-68) D		70	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bond & Sherwill  
134 Brighton Road  
Coulston  
Surrey  
CR5 2ND  
020 8660 0189  
sales@bondandsherwill.co.uk