



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Grange Road | South Croydon | CR2 0NB

Guide price £535,000

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- Chain-free three-bedroom family home
- Driveway parking for 2 cars

Situated in a highly convenient location within excellent walking distance of Purley Oaks train station, this chain-free three-bedroom family home offers spacious and versatile accommodation ideal for modern family living. The property benefits from driveway parking for two cars and a garage with convenient rear access, providing ample parking and storage options. Inside, the home is immaculately presented throughout and features two spacious reception rooms, offering flexible living and entertaining space. A separate utility room on the ground floor also adds further practicality, making the property particularly well suited to busy family life. Combining generous accommodation with excellent transport links and a prime location, this is a rare opportunity to find a well-maintained home ready to move straight into.

Separate utility room and ground floor WC
Excellent walkable distance to Purley Oaks train station
Immaculately presented with two spacious reception rooms

External

Hallway

Reception Room

15'1 x 12'5 (4.60m x 3.78m)

Reception room 2

12'5 x 11'6 (3.78m x 3.51m)

Kitchen

12'4 x 6'6 (3.76m x 1.98m)

Utility room

6'6 x 4'6 (1.98m x 1.37m)

Bathroom

Bedroom 1

14'7 x 11'5 (4.45m x 3.48m)

Bedroom 2

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

Bedroom 3

8'6 x 6'9 (2.59m x 2.06m)

Garden

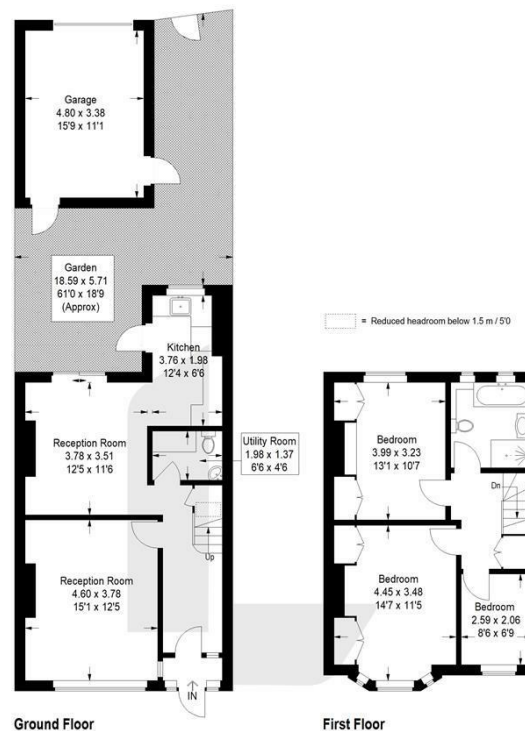
Garage

15'9 x 11'1 (4.80m x 3.38m)



Grange Road, CR2

Approximate Gross Internal Area
100.6 sq m / 1083 sq ft
Garage = 17.0 sq m / 183 sq ft
Total = 117.6 sq m / 1266 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1320477)

EPC Rating: C



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