



**Guide Price**  
**£535,000**

**Freehold**

3x  1x  2x 

**Baring Road, Croydon,  
Surrey, CR0**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Completely refurbished and ready to move into family home
- Moments away from local high street and transport links
- Driveway for two cars
- Landscaped Rear Garden
- Ample storage throughout

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 16'6 x 12'5 (5.03m x 3.79m)  
 Kitchen/Diner : 19'3 x 13'7 (5.87m x 4.14m)  
 Utility Room  
 Separate Toilet  
 Conservatory/Study: 9'8 x 6'8 (2.95m x 2.03m)

### FIRST FLOOR

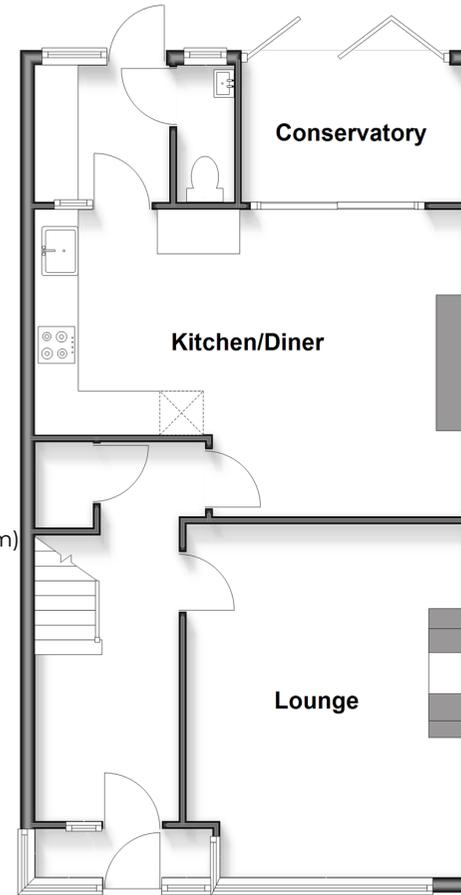
Landing  
 Bedroom 1: 15'0 x 12'4 (4.58m x 3.76m)  
 Bedroom 2: 11'6 x 11'0 (3.51m x 3.36m)  
 Bedroom 3: 9'7 x 6'7 (2.92m x 2.01m)  
 Bathroom

### OUTSIDE

Rear Garden

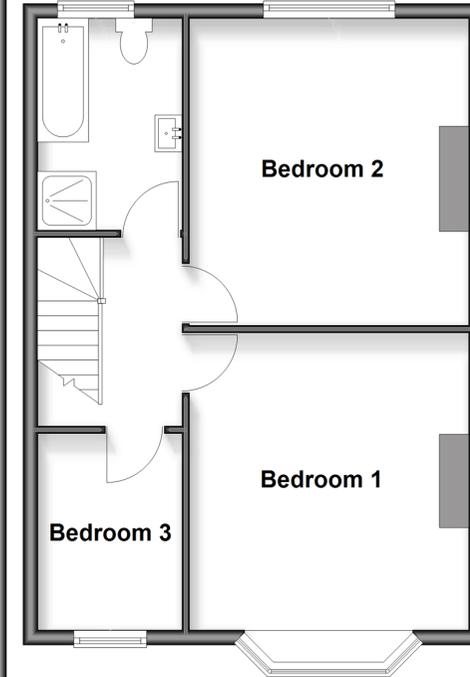
### Ground Floor

Approx. 65.2 sq. metres (702.3 sq. feet)



### First Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



**Call Shirley - 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease



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