



25 Sorrel Bank Linton Glade, Croydon, Surrey, CR0 9LU

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Offers in Excess of £400,000

Description

Situated within the popular Sorrel Bank, Linton Glade development this well-proportioned three-bedroom townhouse offers versatile accommodation arranged over three floors making it an excellent choice for families, professionals or those seeking additional space. Council Tax Band D. EPC Rating C.

Accommodation

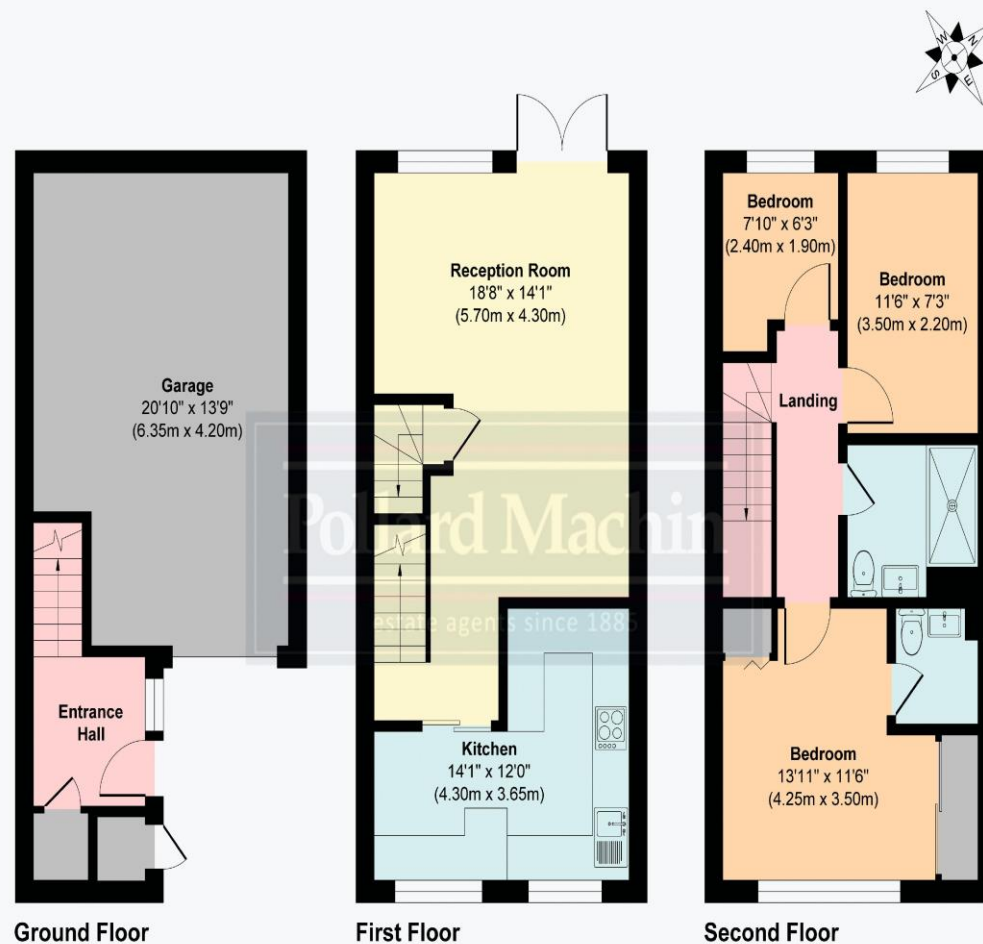
The ground floor comprises an entrance hall with internal access to an impressive integral garage measuring over 20ft in length, providing excellent storage, secure parking or potential for conversion (subject to the necessary consents). On the first floor the property features a spacious dual-aspect reception room measuring over 18ft offering an ideal space for both relaxing and entertaining with double doors opening out to the rear. Also on this level is a generous kitchen with ample worktop and cupboard space. The second floor provides three well-proportioned bedrooms including a spacious principal bedroom, a further double bedroom and a single bedroom. The accommodation is complemented by a family bathroom and a separate WC adding practicality for busy households.

Offering approximately 934 sq ft (86.76 sq m) of internal accommodation the property presents an excellent opportunity for buyers looking to personalise a home in a convenient residential setting.

Location

The home is well placed for a range of local shops, supermarkets and leisure facilities. Excellent transport links are available from nearby stations including East Croydon and South Croydon, offering fast and frequent services into London Bridge, London Victoria and Gatwick Airport. The area is also well served by reputable schools, open green spaces and regular bus routes, making it an ideal location for a variety of buyers.





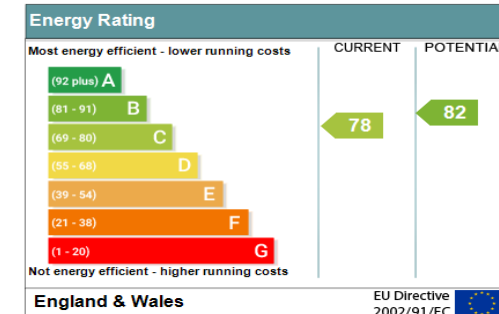
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Approx. Gross Internal Area 934 sq. ft / 86.76 sq. meters

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 show.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 25 Sorrel Bank, Linton Glade, CROYDON, CR0 9LU
RRN: 1536-2023-8600-0321-5222



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.

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