



Price
£375,000

Freehold

2x  1x  2x 

**Edridge Road, Croydon,
Surrey, CR0**

cubitt&west
Helping you move forwards



Main features

- Spacious lounge and dining room are ideal for entertaining friends
- Fitted kitchen has everything you need to make cooking delicious meals a breeze
- Private rear garden
- Only half a mile away from East Croydon station
- Close to amenities

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall
Lounge: 13'2 x 10'1 (4.02m x 3.08m)
Dining Room: 11'6 x 10'1 (3.51m x 3.08m)
Kitchen: 13'6 x 8'10 (4.12m x 2.69m)

SPLIT LEVEL FIRST FLOOR

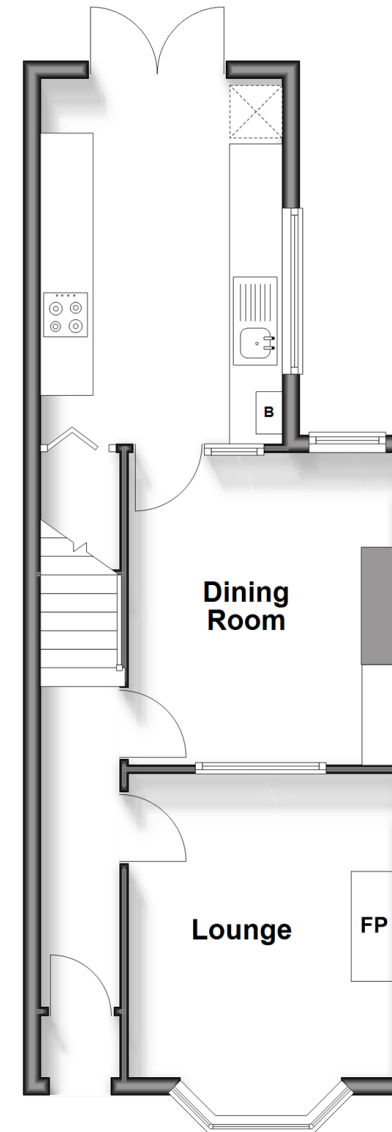
Landing
Bedroom 1: 12'2 x 11'4 (3.71m x 3.46m)
Bedroom 2: 10'6 x 8'11 (3.20m x 2.72m)
Study: 6'7 x 4'6 up to fitted wardrobes (2.01m x 1.37m)
Bathroom
Separate Toilet

OUTSIDE

Off-Road Parking
Rear Garden

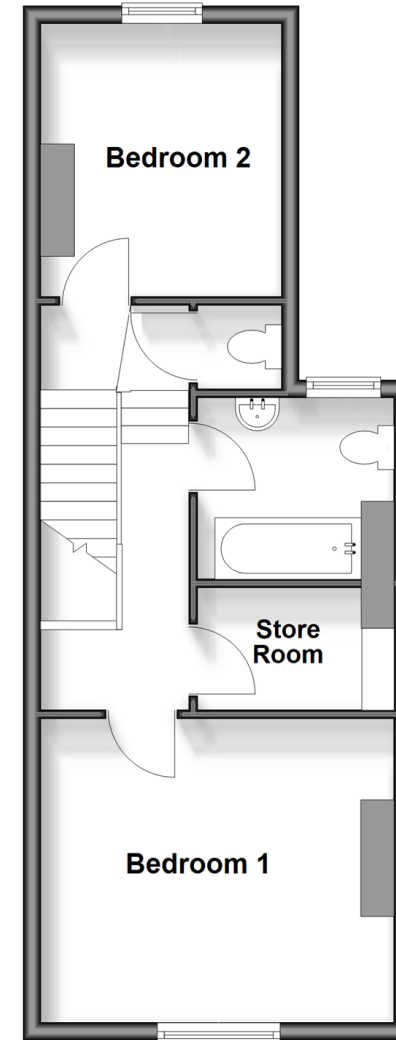
Split Level Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Split Level First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



Call Shirley - 020 8654 3037 ■ cubittandwest.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



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