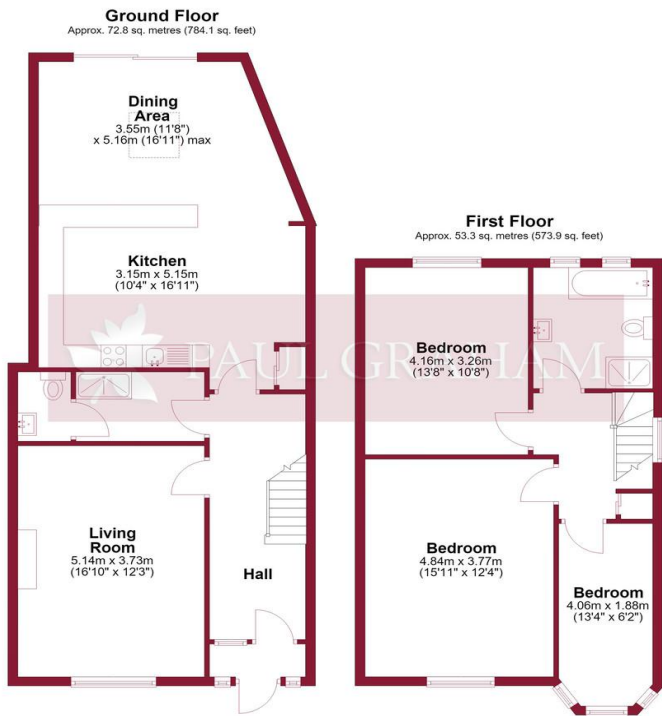




18 Court Drive, Croydon, Surrey, CR0 4QA | **£595,000 Freehold**

Offered to the market with no onward chain, this beautifully modernised and deceptively spacious three-bedroom end of terrace family home enjoys a delightful setting overlooking the picturesque Waddon Ponds.

The property has been thoughtfully extended and improved to create a superb open-plan kitchen/dining and family space, ideal for modern living and entertaining. During the extension and modernisation the owner has paid particular attention to energy efficiency.



Total area: approx. 126.2 sq. metres (1358.0 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.

PORCH

ENTRANCE HALL

LOUNGE 16' 10" x 12' 3" (5.13m x 3.73m)

OPEN PLAN KITCHEN/DINER (KITCHEN AREA) 16' 11" x 12' 3" (5.16m x 3.73m)

DINING AREA 16' 11 max" x 12' 3" (5.16m x 3.73m)

UTILITY ROOM AND WC

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 115' 11" x 12' 4" (4.85m x 3.76m)

BEDROOM 213' 8" x 10' 8" (4.17m x 3.25m)

BEDROOM 313' 4" x 6' 2" (4.06m x 1.88m)

BATHROOM

GOOD SIZE GARDEN

VIEWS OVER WADDON PONDS

CLOSE TO TRANSPORT LINKS

NO CHAIN

GARAGE AND DRIVEWAY PARKING



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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