



EST 1973
Paul Meakin £475,000 Croham Valley Road, South Croydon, CR2 7RD
 ESTATE AGENTS

- Semi-detached bungalow
- Large living area
- Refitted kitchen
- Large secluded garden backing woodland
- Driveway
- Two double bedrooms
- Conservatory
- Refitted bathroom
- Garage
- Viewing Advised

Nestled in the desirable area of Croham Valley Road, South Croydon, this charming two-bedroom semi detached bungalow offers a perfect blend of comfort and potential. The property boasts a bright and spacious living reception area, ideal for relaxation and entertaining. A delightful conservatory extends the living space, providing a serene spot to enjoy the views of the beautiful garden that backs onto tranquil woodland.

The bungalow features two generously sized double bedrooms, ensuring ample space for rest and privacy. The refitted kitchen is both modern and functional, making meal preparation a pleasure. Additionally, the fitted bathroom is designed for convenience and comfort.

Outside, the property is complemented by a large driveway that provides ample off-street parking, along with a garage for extra storage or parking needs. There is also significant scope to extend the property, subject to planning permission, allowing you to tailor the home to your specific desires.

This well-presented bungalow is not only a lovely home but also a fantastic opportunity for those looking to invest in a property with potential. We highly



- Hallway
- Bedroom
11 x 9'10 (3.35m x 3.00m)
- Bedroom
12'10 x 10' (3.91m x 3.05m)
- Kitchen
9'10 x 7'6 (3.00m x 2.29m)
- Bathroom
- Living area
19'9 x 11' (6.02m x 3.35m)
- Sunroom
13'8 x 8' (4.17m x 2.44m)
- Storage shed
15' x 7'11 (4.57m x 2.41m)
- Garage
19'11 x 8'11 (6.07m x 2.72m)
- Garden
- Driveway



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: £

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



