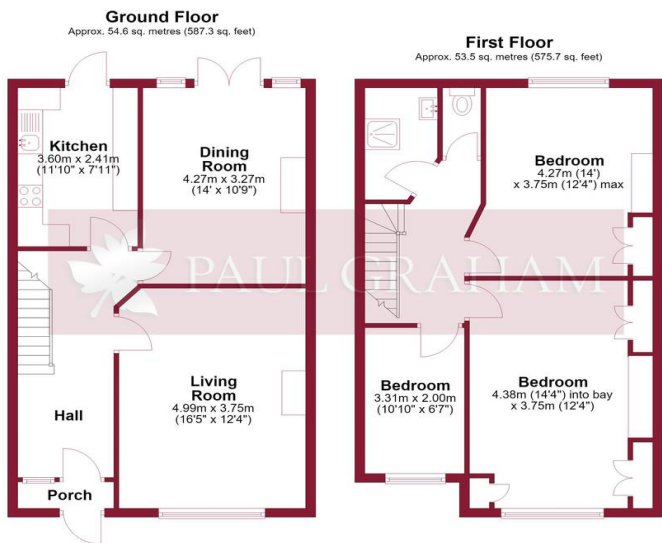




17 The Ridgeway, Croydon, Surrey, CR0 4AD | **£495,000 Freehold**

Offered for sale with no chain, this three bedroom house is located in a tree lined road within easy reach of Waddon station, Tram Stop and local bus routes, making it ideal for commuters. Waddon Ponds is only a short walk away, so this is also well positioned for families.



Total area: approx. 108.0 sq. metres (1163.0 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.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 16' 5" x 12' 4" (5m x 3.76m)

DINING ROOM 14' x 10' 9" (4.27m x 3.28m)

KITCHEN 11' 10" x 7' 11" (3.61m x 2.41m)

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 11' 4" into bay" x 12' 4" (4.37m x 3.76m)

BEDROOM 214' x 12' 4" max" (4.27m x 3.76m)

BEDROOM 310' 10" x 6' 7" (3.3m x 2.01m)

WET ROOM

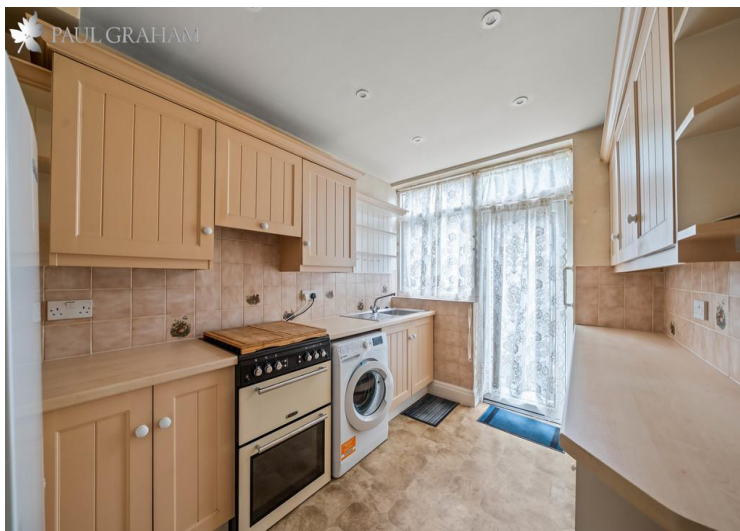
WC

WELL MAINTAINED GARDEN

DRIVEWAY PARKING

CLOSE TO SHOPS AND TRANSPORT LINKS

NO CHAIN



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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
 3 Wallington Square
 Woodcote Road
 Wallington
 Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
 62 - 64 High Street
 Carshalton
 Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk