166 Limpsfield Road

South Croydon, CR2 9EF

Guide Price £399,950

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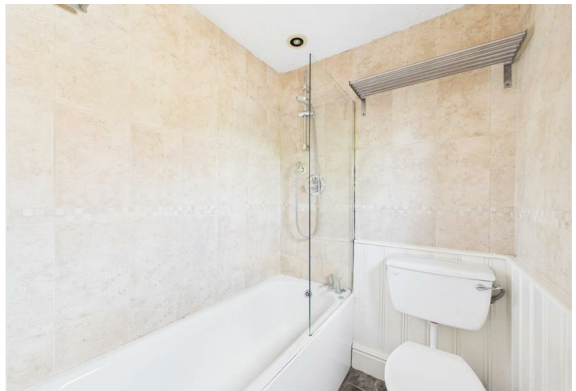
South Croydon, CR2 9EF

Situated in a convenient location between both Sanderstead and Hamsey Green, this charming two bedroom end of terrace cottage is offered to the market with no onward chain and presents an excellent opportunity for buyers looking to put their own stamp on a home.

A side extension creates a spacious entrance lobby, providing a practical welcome into the property. The ground floor offers a comfortable living room centred around a feature fireplace, a fitted kitchen, a downstairs bathroom and a generous conservatory overlooking the rear garden, offering additional reception space ideal for relaxing or entertaining. Upstairs, the property comprises two bedrooms, both enjoying plenty of natural light.

Outside, the delightful rear garden is a real highlight, featuring a good-sized lawn with side gate and access to a garage at the rear. The property also benefits from off street parking.

Whilst requiring some modernisation, the property offers fantastic potential to create a wonderful home in a sought-after location. Everyday amenities can be found in both Sanderstead and Hamsey Green, while the 403 bus route is conveniently located on the doorstep, providing excellent links to the surrounding areas.



Entrance Hall
5'1" x 8'4" (1.57m x 2.56m)

Hallway
2'11" x 9'4" (0.89m x 2.87m)

Living Room
14'6" x 8'11" (4.44m x 2.72m)

Kitchen
11'5" x 6'5" (3.49m x 1.98m)

Conservatory
14'0" x 15'2" (4.29m x 4.64m)

Bathroom
5'0" x 10'2" (1.54m x 3.11m)

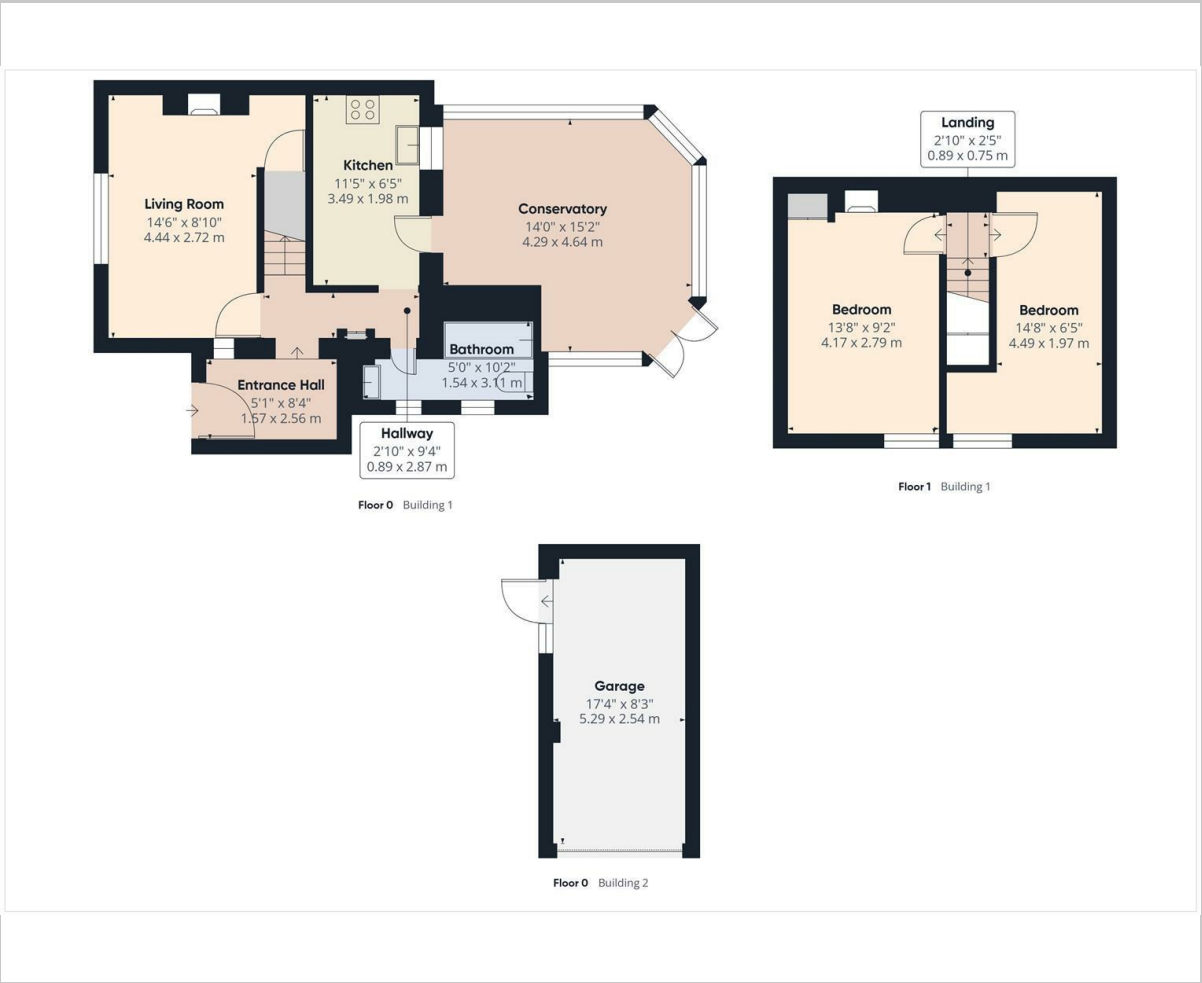
Landing
2'11" x 2'5" (0.89m x 0.75m)

Bedroom
13'8" x 9'1" (4.17m x 2.79m)

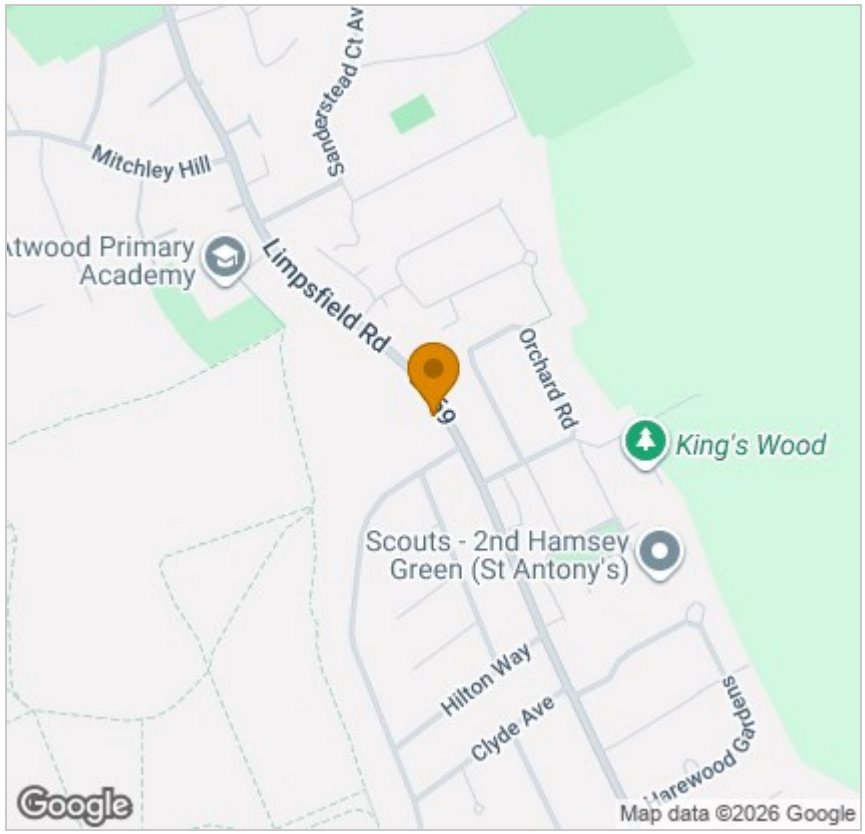
Bedroom
14'8" x 6'5" (4.49m x 1.97m)

Garage
17'4" x 8'3" (5.29m x 2.54m)

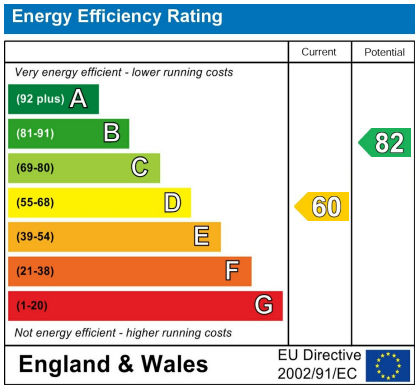
Floor Plan

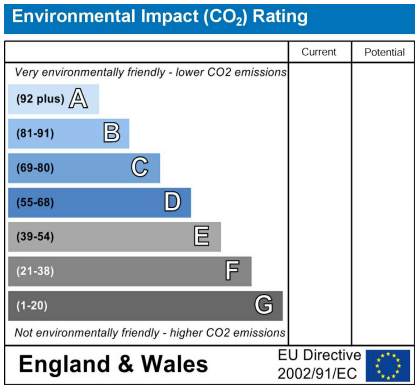


Area Map



Energy Efficiency Graph





Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878
if you wish to arrange a viewing appointment for this property or require further information.

DANIEL ADAMS

147 Brighton Road,
Coulsdon,
Surrey
CR5 2NJ
Tel: 020 8763 8878
Email: sales@danieladamsestateagents.co.uk
www.danieladamsestateagents.co.uk