



Guide Price
£450,000

Freehold

4x  1x  1x 

**Hartscroft, Linton Glade,
Croydon, Surrey, CR0**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Large reception room that leads into garden
- Ample storage throughout
- Garage integrated
- Two car driveway
- Moments away from local high street and transport links
- Perfect Family home

Accommodation

GROUND FLOOR

Integral Garage: 31'4 x 8'2 (9.56m x 2.49m)
 Hallway
 Cloakroom
 Utility Room: 10'4 x 7'1 (3.15m x 2.16m)

FIRST FLOOR

Landing
 Lounge : 22'5 x 15'7 (6.84m x 4.75m)
 Kitchen/Diner: 15'8 x 12'1 (4.78m x 3.69m)

SECOND FLOOR

Landing
 Bedroom 1: 14'4 x 8'11 (4.37m x 2.72m)
 En-Suite Toilet
 Bedroom 2: 14'2 x 8'11 (4.32m x 2.72m)
 Bedroom 3: 11'3 x 6'5 (3.43m x 1.96m)
 Bedroom 4: 11'1 x 6'5 (3.38m x 1.96m)
 Bathroom

OUTSIDE

Off Street Parking
 Rear Garden

First Floor

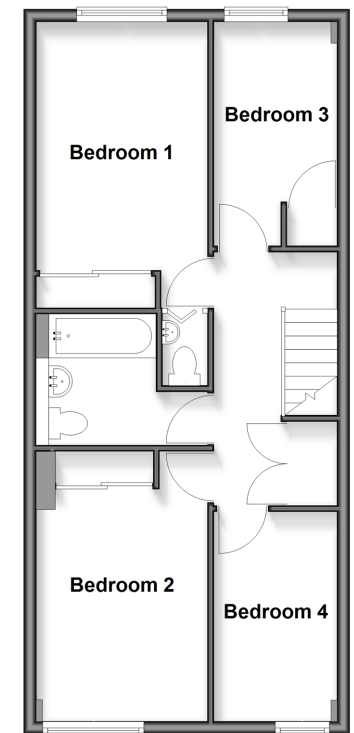
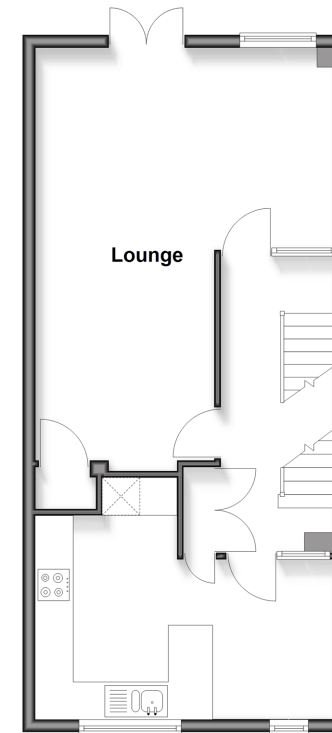
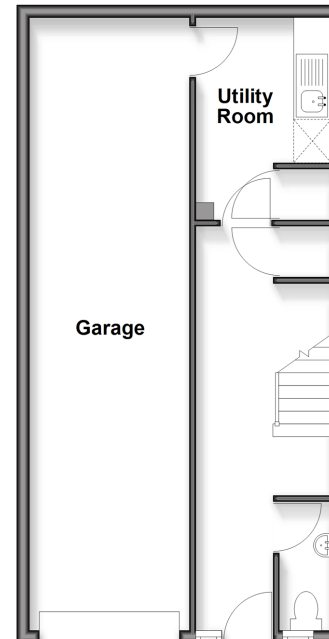
Approx. 51.3 sq. metres (552.1 sq. feet)

Second Floor

Approx. 53.5 sq. metres (575.7 sq. feet)

Ground Floor

Approx. 21.0 sq. metres (225.5 sq. feet)



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

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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