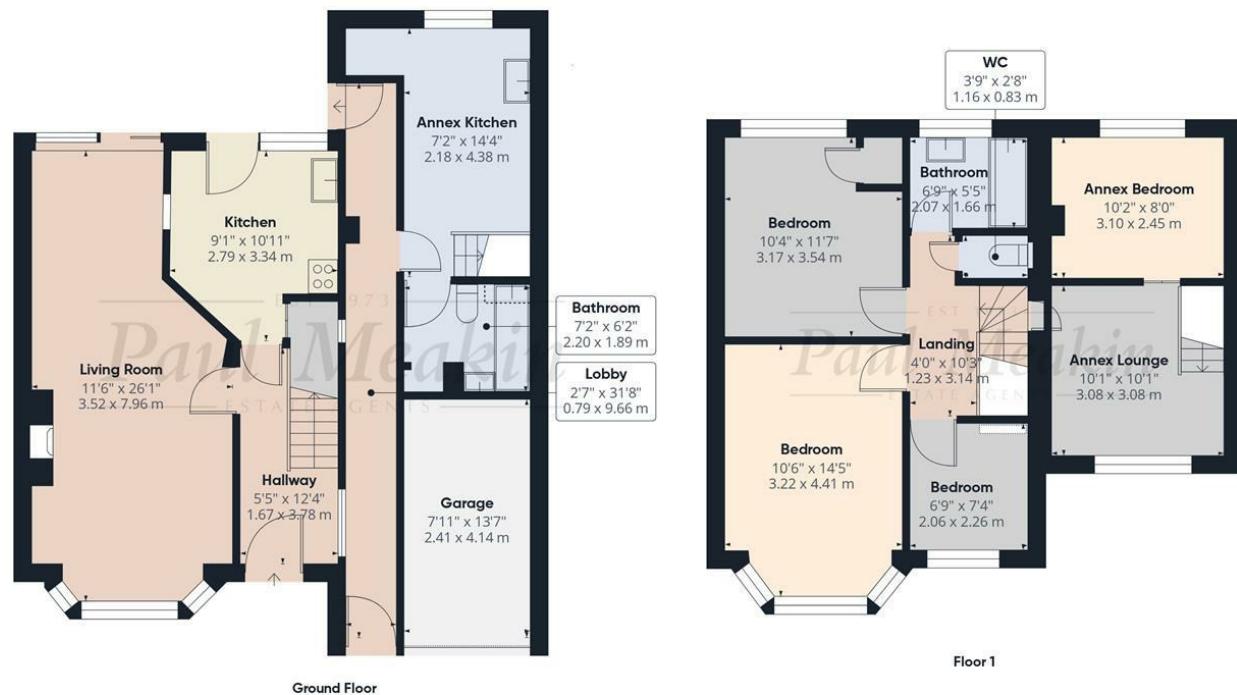




Approximate total area<sup>(1)</sup>  
1353 ft<sup>2</sup>  
125.6 m<sup>2</sup>

Reduced headroom  
3 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

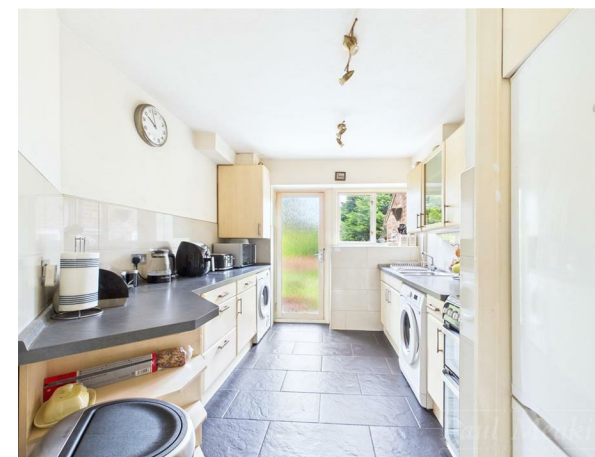
Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Offers In Excess Of £600,000 Croham Valley Road, South Croydon, CR2 7RE



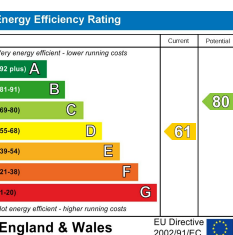
Welcomed to the market is this charming three bedroom Semi-Detached family home with one bedroom annex which is accessible via its own door or through the current property.

Located in a sought-after residential area and being surrounded by greenspace, bus services, shops Coombe Lane tram stop and a great variety of state and private schools.

The main house features three well-proportioned bedrooms, a fitted bathroom, spacious living area filled with natural light and a refitted kitchen. A standout feature of this property is the self-contained one-bedroom two storey annex, ideal for extended family, guests, or potential rental income.

Step outside to discover a beautiful secluded rear garden which is both peaceful and private. There is also a single garage and off street parking for several cars.

Call now to appreciate size, potential and location.



TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only 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

|                             |                             |                             |
|-----------------------------|-----------------------------|-----------------------------|
| Entrance Hall               | Landing                     | Annex Lounge                |
| Kitchen                     | Bedroom                     | Annex Bedroom               |
| 9'1 x 10'11 (2.77m x 3.33m) | 10'6 x 14'5 (3.20m x 4.39m) | 10'2 x 8'0 (3.10m x 2.44m)  |
| Living Room                 | Bedroom                     | Garden                      |
| 11'6 x 26'1 (3.51m x 7.95m) | 10'4 x 11'7 (3.15m x 3.53m) |                             |
| Lobby                       | Bedroom                     | Garage                      |
|                             | 6'9 x 7'4 (2.06m x 2.24m)   | 7'11 x 13'7 (2.41m x 4.14m) |
| Annex Kitchen               | Bathroom                    | Off street parking          |
| 7'2 x 14'4 (2.18m x 4.37m)  |                             |                             |
| Annex Bathroom              | Separate W.C                |                             |

- Three bedroom with annex
- Two bathrooms
- Large secluded rear garden
- Garage
- Off street parking

