



75 Nightingale Road, South Croydon, Surrey, CR2 8PS

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South Croydon
Surrey CR2 8PS

Offers in Excess of £465,000

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This elevated three-bedroom semi-detached home is ideally positioned within a popular residential road. EPC Rating D. Council Tax Band D.

The property provides well-balanced and practical accommodation arranged over two floors. The ground floor comprises a welcoming entrance hallway, a bright and comfortable reception room, a fitted kitchen and a separate dining room which opens into a useful playroom, offering flexibility for modern family living or home working. A downstairs shower room completes the ground floor.

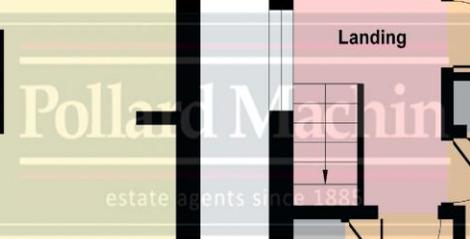
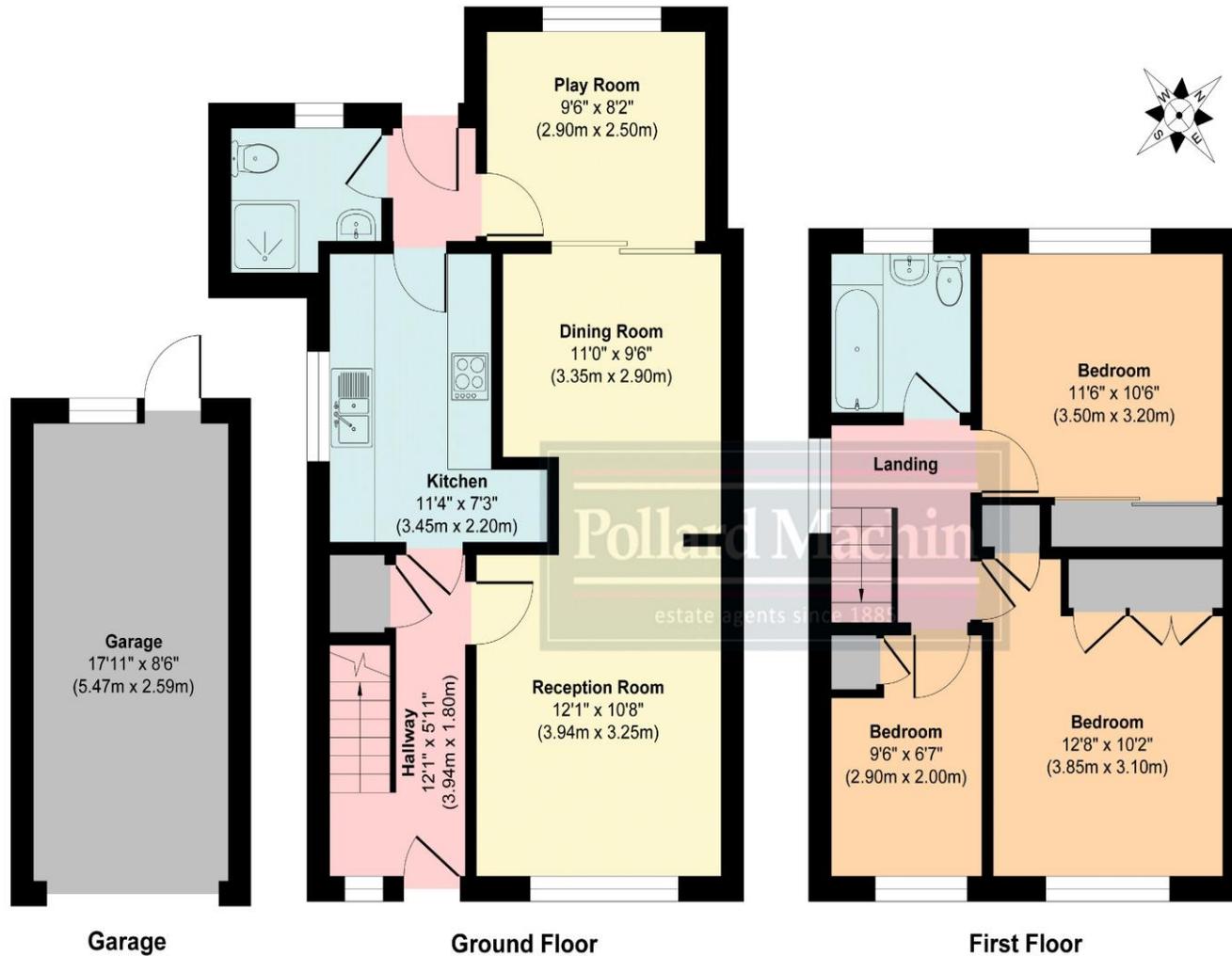
To the first floor are three bedrooms, including two generous doubles and a further single bedroom, all served by a family bathroom.

Externally, the home benefits from a garage and driveway, providing ample off-street parking. To the rear is a well-maintained garden, ideal for families, entertaining, or simply enjoying outdoor space.

Situated in a sought-after location with convenient access to local amenities, schools, transport links and green spaces, this appealing home represents a fantastic opportunity for families and upsizers alike.

Early viewing is highly recommended to appreciate the space, setting and potential on offer.





Nightingale Road, South Croydon CR2
Approx. Gross Internal Area 973 sq. ft / 90.46 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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