



3 Bedrooms | 1 Bathroom | 2 Reception Room

Blackford Close | South Croydon | CR2 6BT

Guide price £525,000

LOFT

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- 3/4 bedroom link-detached, gated family home in quiet cul-de-sac
- Set on a larger than average plot with driveway offering parking for multiple cars
- Kitchen/breakfast room with large doors leading to the pretty rear garden
- Bonus study/bedroom 4 and utility room
- Cloakroom and upstairs bathroom
- Excellent local schools including Regina Coeli, Wilson's, Whitgift & John Fisher
- Located on the Purley/South Croydon borders
- Walking distance to Purley Oaks train station & bus routes

GROUND FLOOR

Entrance Hall

Cloakroom

Reception Room

14'10" x 12'7" (4.52m x 3.84m)

Breakfast Room

9'8" x 8'4" (2.95m x 2.54m)

Kitchen

9'8" x 7'2" (2.95m x 2.18m)

Utility

11'4" x 7'8" (3.45m x 2.34m)

Study/Bedroom 4

13'10" x 7'1" (4.22m x 2.16m)

FIRST FLOOR

Landing

Bedroom 1

13'7" x 9'3" (4.14m x 2.82m)

Bedroom 2

11'1" x 9'3" (3.38 x 2.82)

Bedroom 3

11'0" x 6'5" (3.35m x 1.96m)

Bathroom

OUTSIDE

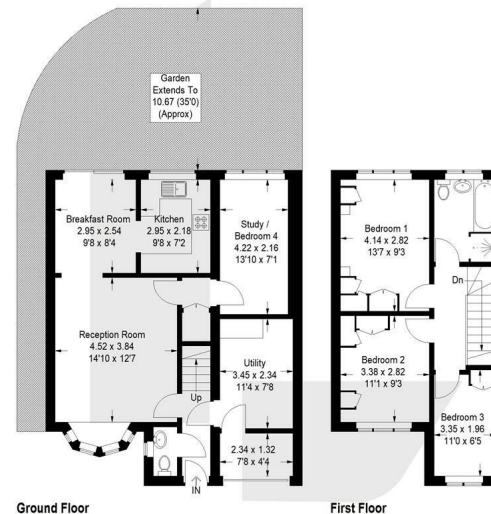
Front Garden

Rear Garden

Driveway



Blackford Close, CR2
Approximate Gross Internal Area
106.9 sq m / 1161 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1332656)

EPC Rating: C

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