



3 Bedrooms | 1 Bathroom | 1 Reception Room

Biddulph Road | South Croydon | CR2 6QA

**£460,000**

**LOFT**

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- Beautifully presented, Victorian mid-terrace home
- Driveway to the front for one car and space to park in front too!
- Flooded with light and character throughout including high ceilings and bay windows
- Cosy reception rooms and separate kitchen diner, elegantly designed with modern fittings
- Contemporary bi-fold doors lead to the extensive, level rear garden
- Three bedrooms to the first floor with two boasting fitted wardrobes
- Envious bathroom, fully tiled and featuring full size bath
- Ideally situated for shops, bus links and two train stations with walking distance

## Ground Floor

### Hallway

### Reception Room

14'9 x 11'8 (4.50m x 3.56m)

### Kitchen/Diner

12'3 x 11'8 (3.73m x 3.56m)

### Storage/Study

7'9 x 4'9 (2.36m x 1.45m)

## First Floor

### Bedroom

12'6 x 11'7 (3.81m x 3.53m)

### Bedroom

12'6 x 9'9 (3.81m x 2.97m)

### Bedroom

8'7 x 6'9 (2.62m x 2.06m)

## Bathroom

## Outside

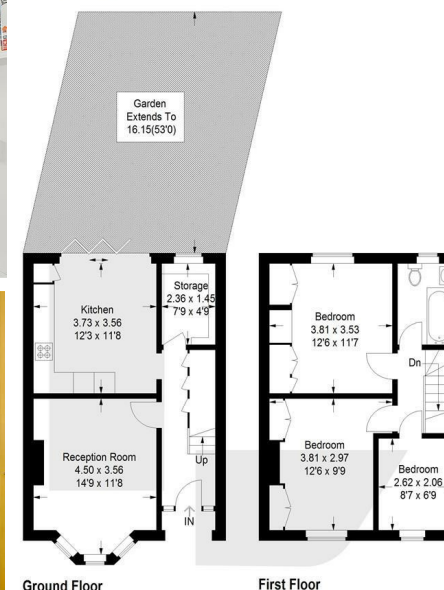
## Driveway

## Rear Garden

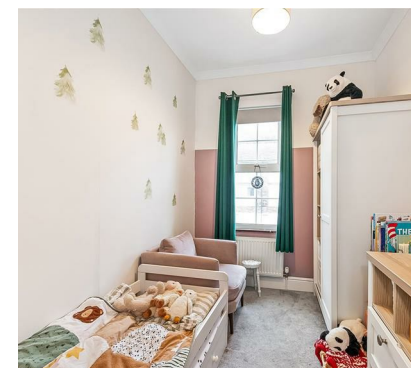
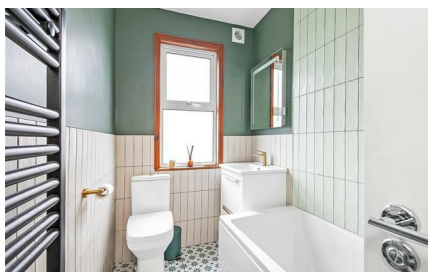


### Biddulph Road, CR2

Approximate Gross Internal Area  
81.3 sq m / 875 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. (ID1275156)



EPC Rating: C

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