



**Price**

**£475,000**

**Freehold**

3x 1x 2x

**Waddon Close,  
Croydon, Surrey, CR0**

**cubitt & west**  
Helping you move forwards



## Main features

- Mid-terrace house situated in a popular cul-de-sac location
- Offering spacious accommodation throughout
- Front and rear gardens
- Walking distance to Waddon station and a variety of local amenities
- Waddon Ponds is close by which provides a lovely tranquil space

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Living Room: 16'7 x 12'3 (5.06m x 3.74m)  
 Dining Room: 14'9 x 11'2 (4.50m x 3.41m)  
 Kitchen: 9'7 x 7'4 (2.92m x 2.24m)

### FIRST FLOOR

#### Landing

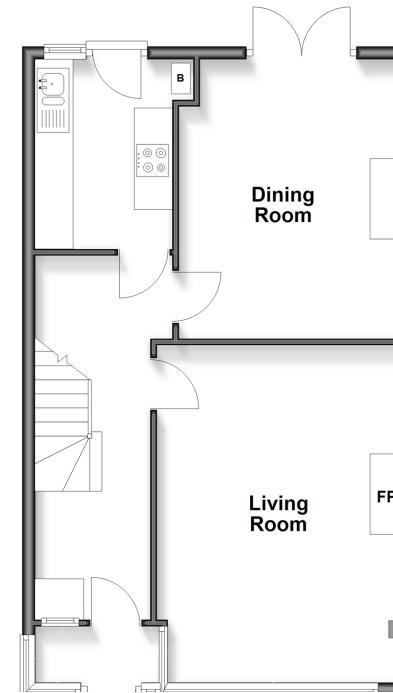
Bedroom 1: 15'8 x 10'1 (4.78m x 3.08m)  
 Bedroom 2: 14'1 x 11'8 (4.30m x 3.56m)  
 Bedroom 3: 9'4 x 6'5 (2.85m x 1.96m)  
 Bathroom

### OUTSIDE

Front Garden  
 Rear Garden

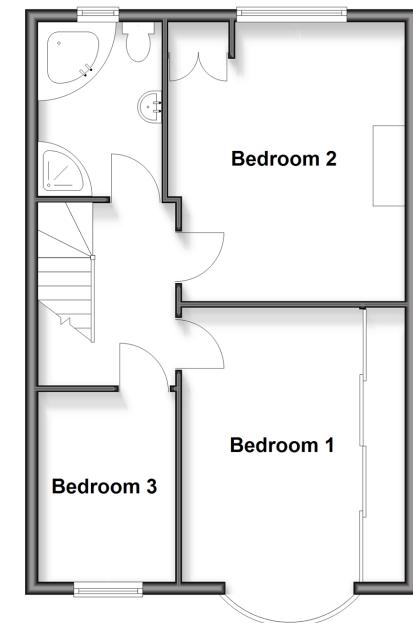
### Ground Floor

Approx. 55.9 sq. metres (601.2 sq. feet)



### First Floor

Approx. 50.5 sq. metres (543.9 sq. feet)



Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING: CURRENT: C(69) POTENTIAL: B(83)

The Property Ombudsman

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