



124 Croham Valley Road, South Croydon, CR2 7JD

Guide Price £525,000

We would like to welcome to the market this rarely available three bedroom semi detached family home situated in the popular Ballards Farm development and being conveniently located for frequent bus service to surrounding areas and South Croydon Train station. Internally the property benefits from two reception rooms, fitted kitchen, utility room, garage measuring 17'5 x 12'5, rear garden in the region of 200ft, gas central heating via radiators, predominately double glazed windows throughout and off street parking for multiple cars. This property is chain free so call now to appreciate size and location.



Property Description

PORCH

Sliding glass panel door, window to side, steps up to front door.

ENTRANCE HALL

Door, frosted windows to front, power points, telephone point, stairs to first floor, radiator, double glazed Leaded Light window to side, under stairs storage cupboard, coving to ceiling, door to living room, dining room and kitchen.

KITCHEN

10' 1" x 8' 3" (3.07m x 2.51m) Double glazed window to rear, wall and base units, sink and drainer unit, floor mounted boiler, space for cooker and fridge/ freezer, power points, part tiled walls, built in larder cupboard, frosted glass panel door to utility room.

UTILITY ROOM

17' 3" x 6' 8" (5.26m x 2.03m) Door, power and light, space and plumbing for washing machine and tumble dryer, frosted windows to rear, frosted glass panel door to garden, door to garage.

LIVING ROOM

14' 8" x 12' 2" (4.47m x 3.71m) Double glazed sliding patio door to garden, power points, radiator, feature open fire place with brick surround, Parquet flooring, coving to ceiling, glass panel doors to dining room.

DINING ROOM

16' 1" x 13' 2" (4.9m x 4.01m) Secondary glazed square bay window to front, power points, radiator, coving to ceiling, wall mounted gas fire place, Parquet flooring.

LANDING

Double glazed Leaded Light window to side, power point, airing cupboard, storage cupboard, doors to bedrooms and bathroom, door to stairs leading up to loft space.





BEDROOM ONE

16' 7" narrowing to 12' 5" x 12' 2" (5.05m x 3.71m) Partly secondary glazed Leaded Light bay window to front, radiator, power points, fitted wardrobe.



BEDROOM TWO

14' 8" x 11' 0" (4.47m x 3.35m) Double glazed Leaded Light window to rear, power point, television aerial point, storage cupboard, drawers.



BEDROOM THREE

9' 3" x 7' 4" (2.82m x 2.24m) Secondary glazed Leaded Light window to front, power points, radiator, wardrobe.

LOFT

14' 6" x 8' 1" (4.42m x 2.46m) Window to side, shelving, storage to eaves.



BATHROOM

Double glazed Leaded Light window to rear, pedestal wash hand basin, enclosed bath with shower attachment, radiator, fully tiled walls, shaver point.

SEPARATE W.C

Double glazed frosted window to side, low level W.C, part tiled walls.



GARDEN

In the region of 200ft. Patio area with steps up to tiered level lawn, small pond, green house, shrubs and borders, access to under ground air raid shelter.



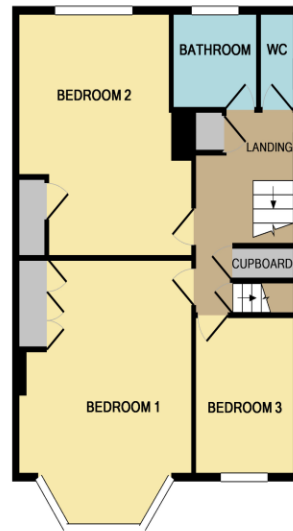
GARAGE

17' 5" x 12' 5" (5.31m x 3.78m) Double open out doors, power and light, window to rear.

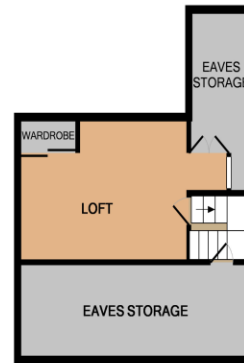
OFF STREET PARKING FOR MULTIPLE CARS.



GROUND FLOOR



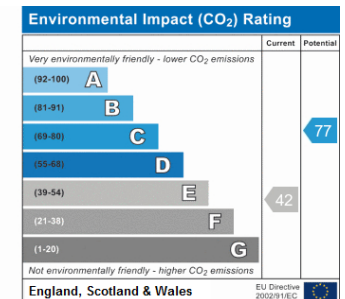
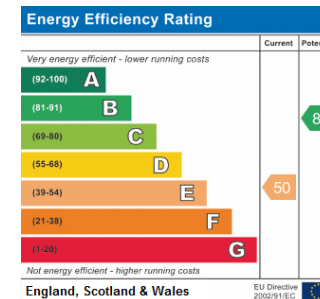
1ST FLOOR



LOFT

TOTAL APPROX. FLOOR AREA 1227 SQ.FT. (114.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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