



homezone

**£325,000 Freehold**

**2 Haling Road**

South Croydon, CR2 6HS

- CHAIN FREE SALE
- REQUIRING MODERNISATION
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- QUIET POSITION
- 40-45 FT PRIVATE REAR GARDEN
- CLOSE TO CROYDON CENTRE
- YARD FROM HALING PARK HARRIS PRIMARY
- 5 MINS WALK SOUTH CROYDON STN



### Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH  
Tel: 020 3794 7545 Email: [beckenham@homezone.co.uk](mailto:beckenham@homezone.co.uk)  
Web: [www.homezone.co.uk](http://www.homezone.co.uk)





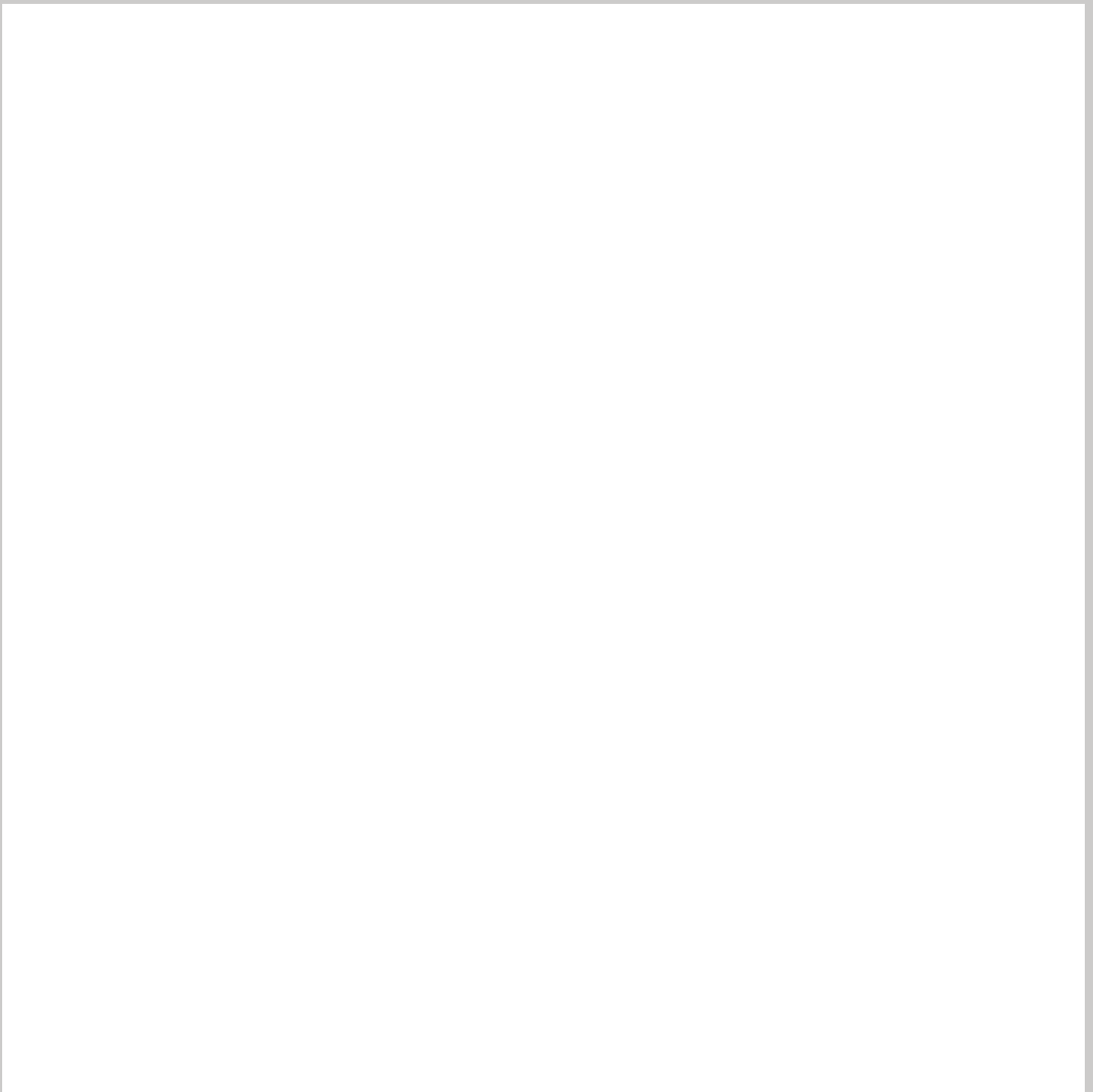
## CHAIN FREE SALE

requiring complete renovation, we are pleased to offer for sale this attractive two double bedroom terraced cottage, located in the heart of south Croydon, just a stones throw from South Croydon station and in easy reach of an abundance of local amenities, including Haling Park Harris Primary School which is just yards from the property.

Internally, it comprises enclosed entrance porch, living room, dining room, kitchen, ground floor bathroom, and to the first floor two double bedrooms. The property is very dated throughout but presents an excellent opportunity for someone to acquire a house for the price of a flat and create a beautiful family home.

To the front is a shallow walled garden and to the rear, a garden stretching to approx, 40-45ft with fenced boundaries and a storage shed to the rear.

An excellent opportunity and an early viewing is highly recommended.



**Entrance Porch**

Enclosed entrance porch with single glazed door and windows, solid wood painted front door leading into;

and requiring work, and a storage shed to the rear.

**Lounge**

11'5 x 9'5 max recesses (3.35m'1.52m x 2.74m'1.52m max recesses)

Cream carpet, part papered white emulsion painted walls, tiled fire place surround with old style gas fire (not tested), built in low level storage cupboard in left hand chimney breast recess, double glazed window, ceiling light fitting.

**Dining Room**

13'0 max x 9'6 max recesses (3.96m'0.00m max x 2.74m'1.83m max recesses)

Staircase to corner of room, cream carpet, white emulsion painted walls, ceiling light fitting, double glazed window, gas fire.

**Kitchen**

9'0 x 6'0 (2.74m'0.00m x 1.83m'0.00m)

White kitchen cabinet fronts, laminated worktops, tile effect vinyl flooring, part tiled walls, remainder painted white emulsion, double glazed door to garden, gas water heater, ceiling light fitting, stainless steel sink and drainer unit.

**Bathroom**

9'3 max x 5'5 max (2.74m'0.91m max x 1.52m'1.52m max)

White bath, wall mounted wash basin, WC, part tiled walls, double glazed window, extractor fan.

**Bedroom 1**

11'6 x 9'4 max recesses (3.35m'1.83m x 2.74m'1.22m max recesses)

Beige carpet, white emulsion painted walls over wallpaper, storage cupboard, double glazed window, ceiling light fitting.

**Bedroom 2**

11'2 x 9'6 max (3.35m'0.61m x 2.74m'1.83m max)

Carpet, white emulsion over wallpaper, double glazed window, built in cupboard, ceiling light fitting.

**Outside**

To the front is a small garden with walled boundary and a wrought iron gate.

To the rear is a 40-45ft garden with fenced boundaries, garden predominantly overgrown

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.