



Mc. MONOCHROME | HOMES

Court Wood Lane, Croydon, CR0 9JJ

Guide price £325,000

PROPERTY SUMMARY

OVERVIEW

GUIDE PRICE - £325,000 - £350,000

Located in a quiet residential road, this two bedroom mid terrace property offers a great opportunity for those who wish to take their first steps on to the property ladder. The property proves a great investment should a potential buyer look to increase their property portfolio.

Accommodation

The property offers a generously sized living/ dining space providing access through to garden via French doors. The kitchen provides great worktop space and holds space for integrated appliances. The second floor offers a bright and spacious landing with two well proportioned bedrooms and family bathroom.

Outside offers rear courtyard garden with rear access. The front of the property offers a spacious carport and parking for two cars.

There is real potential to reconfigure the main floor creating more space throughout.

Location

This property just a short distance from Selsdon high street which offers an array of shops, cafes & restaurants. It is conveniently located within a mile of the local tram stop and local bus stop which provides regular access into Purley and central Croydon, and within half a mile from a range of local primary schools.

Disclaimer

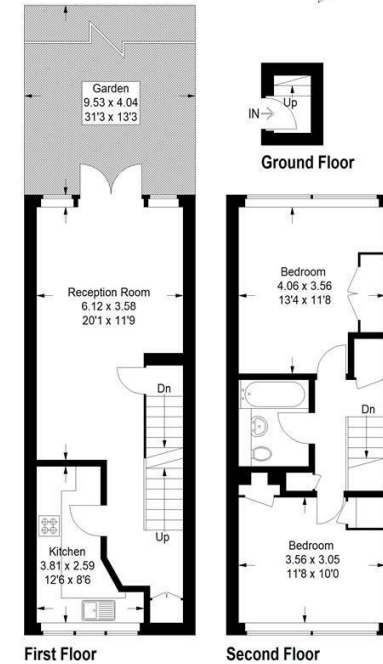
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Hollywoods, CR0

Approximate Gross Internal Area
Ground Floor = 1.4 sq m / 15 sq ft
First Floor = 36.2 sq m / 390 sq ft
Second Floor = 35.9 sq m / 386 sq ft
Total = 73.5 sq m / 791 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. (ID:932509)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		88
(81-91) B			(81-91) B		
(69-80) C	73		(69-80) C	73	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

5C HIGH STREET, CATERHAM, SURREY, CR3 5UE

T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

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