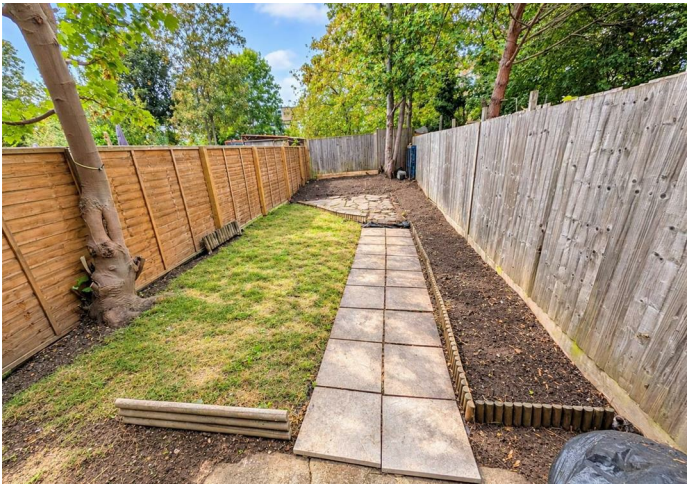




Milton Road, Croydon, London CR0 2BJ  
£1,250 PCM -



WILLIAMS  
HARLOW



**\*\*SINGLE OCCUPIERS ONLY\*\* WILLIAMS HARLOW ARE BRINGING THIS ONE BEDROOM MAISONETTE TO THE MARKET.** Situated only a 10 minute walk from West Croydon Station, this ground floor apartment is perfectly located for professional commuters. Consisting of a large double bedroom, a spacious reception room, bathroom and kitchen the property is in good condition with carpets throughout. Further benefits include a private rear garden, gas central heating and double glazing. Available immediately on an unfurnished basis.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 71      | 76        |
| EU Directive 2002/91/EC                     |         |           |



## ENTRANCE

Private front entrance set back from the street and road with an external patio area. Once open and through the front door into a small internal porch area there is an internal corridor accessing all the rooms:

## BEDROOM

A large double size room at the front of the property with a large bay window allowing plenty of natural light in. Decorating finished to a good standard in neutral decor and with newly laid carpets, this room can easily accommodate the largest bed.

## RECEPTION ROOM

This is the middle room in the property and is of an excellent size with neutral decor, new carpets and its own access from the corridor. Finished to a good standard of decoration, this family room will easily take the largest items of furniture with space to spare.

## KITCHEN

Situated at the rear of the property, this compact room accesses both the reception room and the rear garden. Fitted with plenty of new cupboards and providing a fridge freezer, washing machine, electric oven and gas hob and stainless steel sink, there is plenty of storage space and work surface area.

## BATHROOM

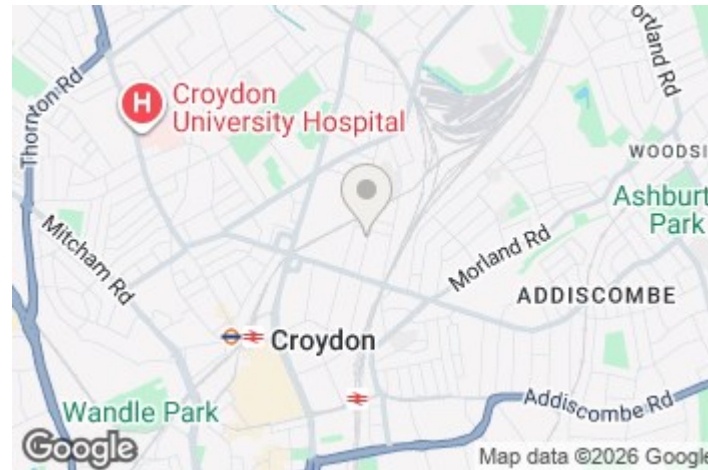
This room provides a shower over the bath, basin and WC. Predominantly tiled, this room has been well-finished and to a good standard.

## REAR GARDEN

Recently tidied and usable, this is a perfect area for outside entertaining and is laid mainly to grass with a paved hard-standing section as well. Benefiting from private use, this is an enviable feature of a property in this area.

## COUNCIL TAX

Council Tax Band B (£2,022.15) 2026 / 27



Cheam Office

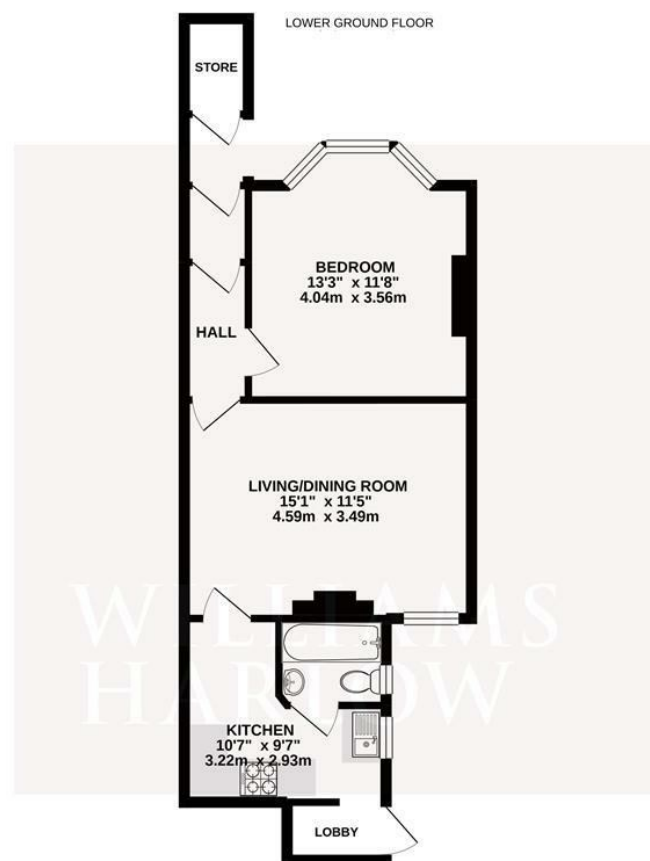
Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,  
SM3 8BH

[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

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**TOTAL APPROXIMATE FLOOR AREA 429 SQ.FT. (45.7 SQ.M.)**

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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