

Clarence Road, Croydon,
Asking Price: £490,000

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SPACIOUS FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW LOCATED IN A QUIET CUL DE SAC.

This well-presented four-bedroom semi-detached CHALET bungalow is situated in a quiet cul-de-sac, offering spacious living accommodation arranged over two floors. The property features a living/dining room, creating a bright and welcoming space for relaxing and entertaining. The kitchen is functional and well laid out with an additional utility room. On the ground floor, there are two good-sized bedrooms, one with built-in wardrobes, alongside a family bathroom fitted with a modern suite. The first floor comprises two further good-sized bedrooms with eaves storage. The property boasts a well-maintained garden, ideal for outdoor seating, play, or entertaining.

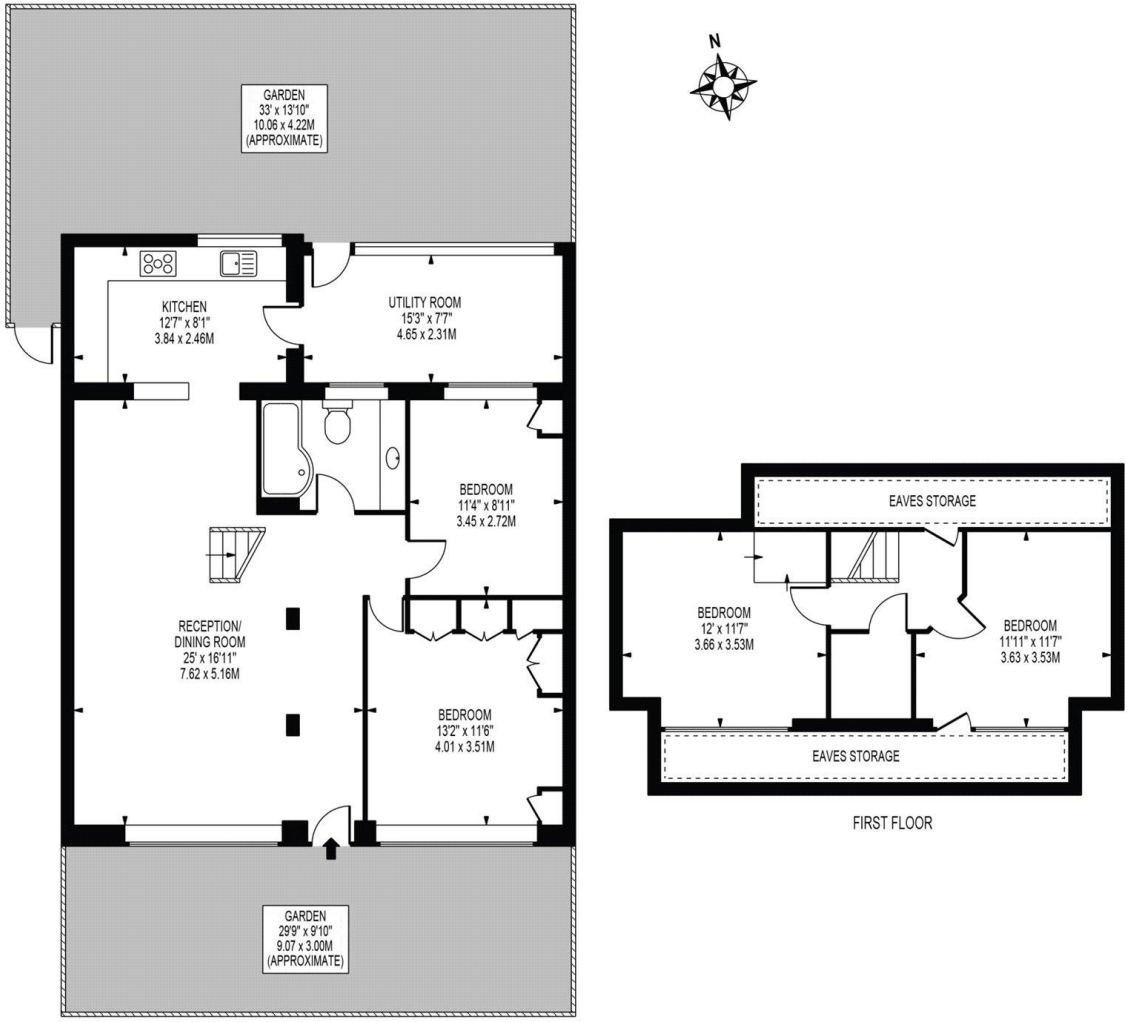
Located in Croydon, the property enjoys excellent access to a range of local amenities, including shops, schools, parks, and leisure facilities. The area benefits from convenient transport links, making it easy to reach central Croydon and surrounding areas. With nearby green spaces and family-friendly surroundings, this home offers both comfort and practicality in a desirable location.

CLARENCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1440 SQ FT - 133.78 SQ M**

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **135 SQ FT - 12.54 SQ M**







Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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