

27 High Street, Croydon, SG8 0DN

Digitally Altered

THOMAS MORRIS







# Asking Price: £400,000
# Freehold

## High Street, Croydon, SG8 0DN

- Beautiful cottage style property
- Wonderful village location
- 3 bedrooms
- Living room with log burning stove
- Re-fitted Kitchen/Dining room
- Re-fitted Bathroom Wc
- Oil fired central heating
- Pleasant garden with brick built workshop
- Off street parking to front for 2 vehicles
- EPC - tbc

Deceptively spacious and immaculately presented 3 Bedroom Cottage style property, nestled in the heart of a highly sought-after, picturesque village location, this beautiful period property perfectly blends traditional character with stylish, contemporary living. The home offers an ideal retreat for families, professionals, or those seeking a peaceful village lifestyle without compromising on modern comforts.

# Accommodation

**Entrance Porch**

**Living Room** *13'9" x 11'9" (4.2m x 3.58m)*.

**Kitchen** *12'9" x 5'8" (3.89m x 1.73m)*.

**Dining Room** *11'8" x 11'2" (3.56m x 3.4m)*.

**Landing**

**Bedroom One** *11'8" x 11'7" (3.56m x 3.53m)*.

**Bedroom Two** *11'11" x 7' (3.63m x 2.13m)*.

**Bedroom Three** *8'7" x 5'9" (2.62m x 1.75m)*.

**Bathroom Wc**

**Garden**

**Workshop**







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.




We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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