



**Guide Price**  
**£600,000**

**Freehold**

3x  1x  1x 

**Arkwright Road, South  
Croydon, Surrey, CR2**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards



## Main features

- Chain free semi-detached home with driveway
- Located in desirable residential road
- Good location for excellent schools for all ages
- Presented in lovely decorative order with stunning kitchen & bathroom
- Planning permission to make into 5 bedroom dwelling

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Cloakroom  
Living Room: 17'1 x 11'6 (5.21m x 3.51m)  
Kitchen/Diner: 21'4 x 11'9 (6.51m x 3.58m)  
Lean-to

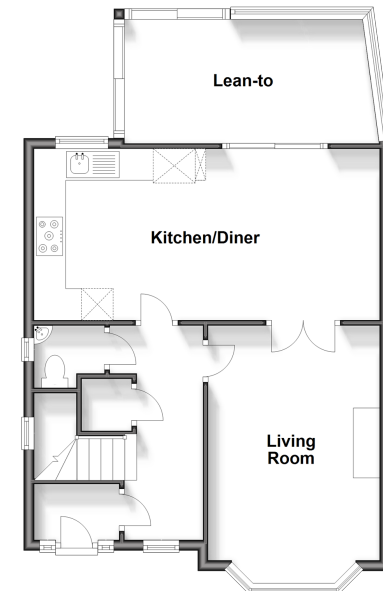
### FIRST FLOOR

Landing  
Bedroom 1: 16'4 x 11'6 (4.98m x 3.51m)  
Bedroom 2: 11'6 x 11'6 (3.51m x 3.51m)  
Bedroom 3: 10'2 x 8'8 (3.10m x 2.64m)  
Bathroom

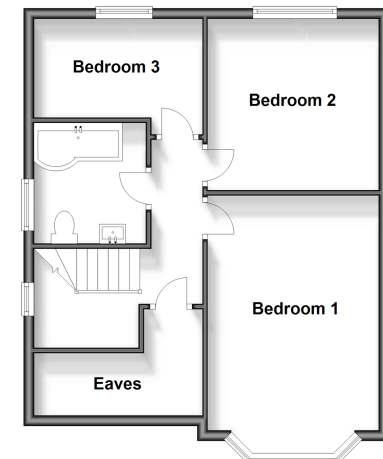
### OUTSIDE

Front Garden  
Rear Garden  
Driveway

**Ground Floor**  
Approx. 61.6 sq. metres (663.2 sq. feet)



**First Floor**  
Approx. 50.2 sq. metres (540.2 sq. feet)



**Call Purley - 020 8660 8882 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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