



Guide Price
£650,000

Freehold

4x  2x  2x 

**Abbey Road, Croydon,
Surrey, CR0**

OVER 60?

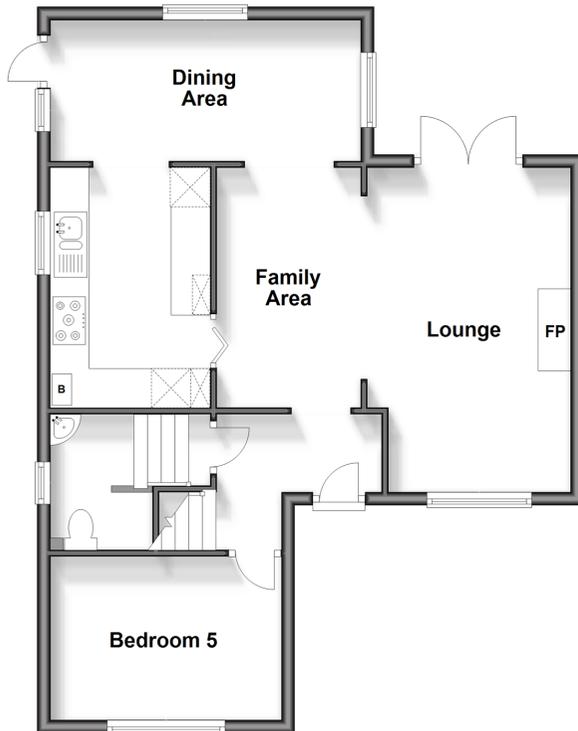
Secure this property
for up to **59% less!**

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Accommodation

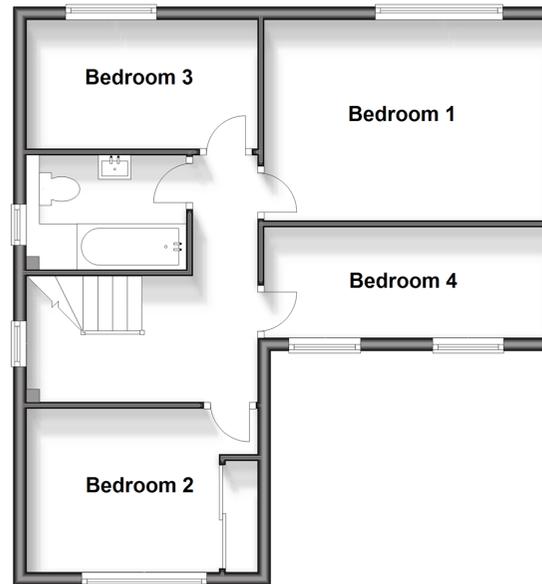
Ground Floor

Approx. 62.6 sq. metres (673.9 sq. feet)



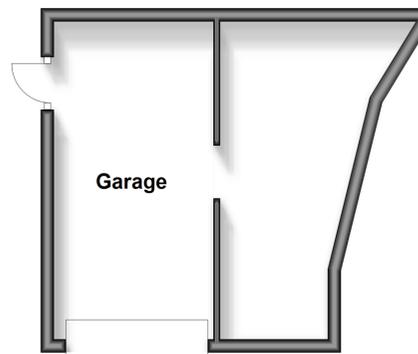
First Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



Outbuilding

Approx. 22.4 sq. metres (241.2 sq. feet)



GROUND FLOOR

Entrance Hall

Lounge: 16'0 x 10'2 (4.88m x 3.10m)

Family Area: 11'8 x 7'0 (3.56m x 2.14m)

Dining Area: 15'1 x 7'2 (4.60m x 2.19m)

Kitchen: 12'10 x 8'0 (3.91m x 2.44m)

Bedroom 5: 11'8 x 7'10 (3.56m x 2.39m)

Shower Room

FIRST FLOOR

Landing

Bedroom 1: 13'10 x 10'1 (4.22m x 3.08m)

Bedroom 2: 11'8 x 7'10 (3.56m x 2.39m)

Bedroom 3: 11'11 x 6'2 (3.63m x 1.88m)

Bedroom 4: 13'10 x 5'7 (4.22m x 1.70m)

Family Bathroom

OUTSIDE

Off-Road Parking

Garage

Rear Garden



Main features

- Spacious detached family house
- Excellent open plan entertaining space
- Enclosed walled rear garden
- Detached garage and off-road parking
- Downstairs shower room and upstairs bathroom
- Situated within close proximity to transport links and amenities



Nearest Schools

Primary: Parish Church CofE Junior School 0.1 miles
Howard Primary 0.4 miles, Duppas Junior School 0.7 miles
Secondary: St Andrew's CofE Voluntary Aided High School 0.1 miles



Transport Information

Train Stations: Waddon 0.2 miles
West Croydon 0.5 miles, East Croydon 0.6 miles
Tramlink: Waddon Marsh 1.0 miles
Ampere Way 1.3 miles, Therapia Lane 1.6 miles



Address

Abbey Road, Croydon, Surrey, CR0



Directions

For directions to this property please contact us.



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■ A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
E(50)	C(73)

21704660/20240418/BF/RF