



**Guide Price**  
**£500,000**

**Freehold**

3x  2x  3x 

**Amberley Grove,  
Croydon, Surrey, CR0**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- **Fantastic end-of-terrace home**
- **Plenty of space to entertain no matter what the occasion**
- **Study (currently used as a bedroom)**
- **Useful outbuilding which can be used for storage or working from home**
- **Situated less than a mile from East Croydon station**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 13'10 x 12'11 (4.22m x 3.94m)  
 Sitting Area: 11'4 x 11'2 (3.46m x 3.41m)  
 Dining Area: 12'11 x 10'1 (3.94m x 3.08m)  
 Breakfast Area: 11'2 x 10'1 (3.41m x 3.08m)  
 Kitchen: 20'3 x 7'1 (6.18m x 2.16m)  
 Study (currently a bedroom): 6'7 x 6'4 (2.01m x 1.93m)  
 Downstairs Shower Room

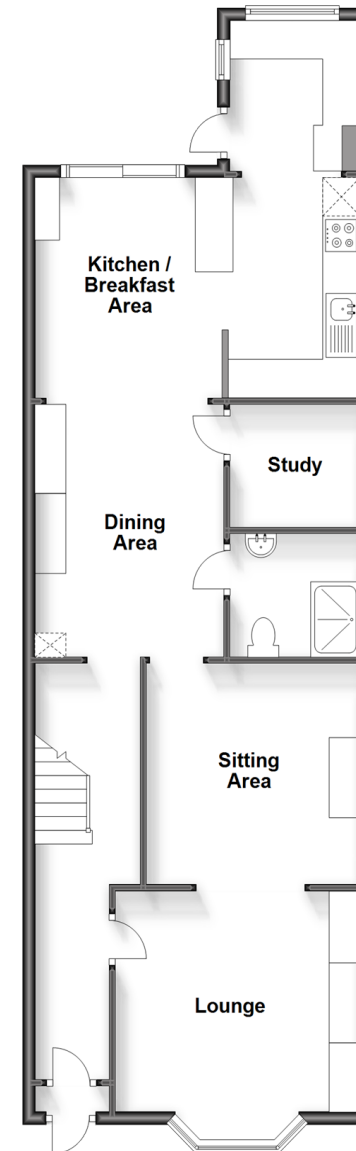
### SPLIT LEVEL FIRST FLOOR

Landing  
 Bedroom 1: 17'2 x 11'5 (5.24m x 3.48m)  
 Bedroom 2: 11'4 x 11'3 (3.46m x 3.43m)  
 Bedroom 3: 10'2 (3.10m) x 9'6 (2.90m) narrowing to 6'8 (2.03m)  
 Shower Room

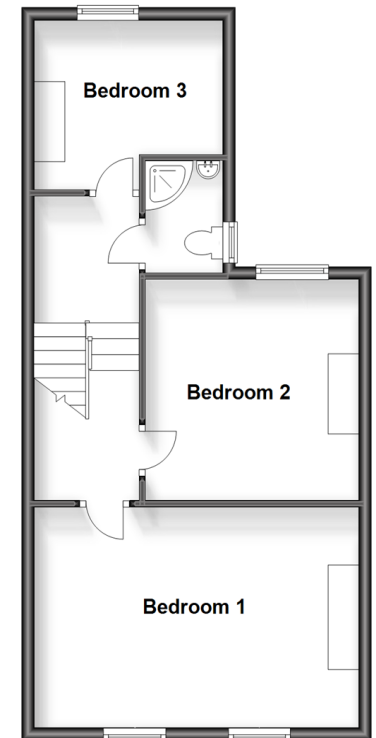
### OUTSIDE

Rear Garden  
 Outbuilding (formerly garage): 12'1 x 10'11 (3.69m x 3.33m)

**Ground Floor**  
 Approx. 82.2 sq. metres (884.9 sq. feet)



**Split Level First Floor**  
 Approx. 49.1 sq. metres (528.3 sq. feet)



**Call Shirley - 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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.