



**OVER 60?**

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

**Price**  
**£485,000**

**Freehold**

3x  2x  1x 

**Coldharbour Road,  
Croydon, Surrey, CR0**

**cubitt&west**  
Helping you move forwards





## Main features

- Excellent end-of-terrace house
- Well located for access to amenities on Purley Way
- Offering spacious accommodation throughout
- Downstairs shower room and upstairs bathroom
- Rarely available detached garage
- Driveway, rear garden

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Living Room: 13'6 x 12'11 (4.12m x 3.94m)  
Kitchen: 11'1 x 8'11 (3.38m x 2.72m)  
Conservatory: 15'6 x 13'10 (4.73m x 4.22m)  
Shower Room

### FIRST FLOOR

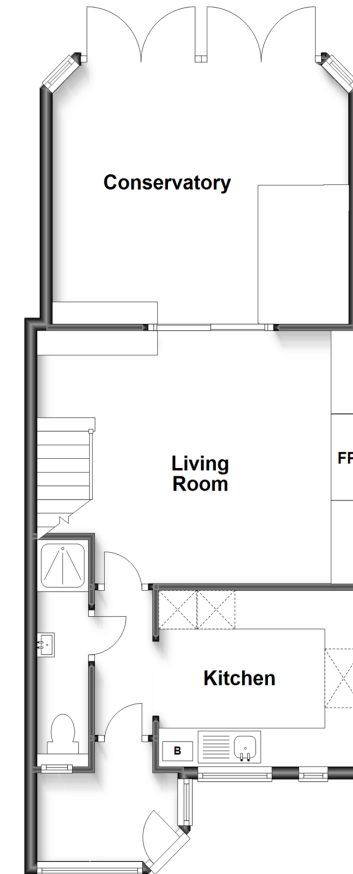
Landing  
Bedroom 1: 10'5 maximum x 9'7 (3.18m x 2.92m)  
Bedroom 2: 11'8 x 9'1 (3.56m x 2.77m)  
Bedroom 3: 9'4 x 7'6 (2.85m x 2.29m)  
Bathroom

### OUTSIDE

Driveway  
Double Garage  
Rear Garden

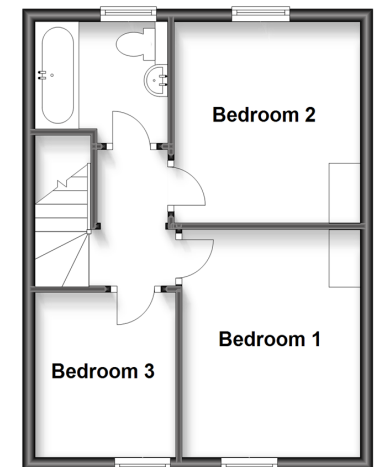
### Ground Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



### First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



**Call Wallington - 020 8647 0011 ■ [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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