



HALING ROAD, SOUTH CROYDON

Lovely 2 bedroom home excellently located in South Croydon.  
Chain free.  
Small, sunny rear garden.

**£330,000** Freehold | Brand New Instruction

**SSTC**





Hallways are pleased to present this lovely 2 bedroom family home in South Croydon. This property is less than 10 minutes' walk to South Croydon Train Station which takes you directly to London Bridge in about 20 minutes.

The ground floor comprises an open-plan kitchen/ living area. The kitchen is bright and had plenty of storage. The living area is spacious and modern, with large glass doors that allow for the space to be filled with natural light. Through these doors, there is a sheltered patio area and a quaint garden. There is also a downstairs toilet.

Upstairs, there is a double bedroom and a large single bedroom, both of which are neutrally decorated. There is also large family bathroom.

This property is in a fantastic location, within walking distance of some of Croydon's best restaurants and pubs including Little Bay, The Crown & Sceptre and Boulevard. This property's proximity to East Croydon Station (just one stop away) also means that you can get to anywhere in central London, or down to the coast, with ease. There are brilliant schools nearby making this the perfect home for a small family.

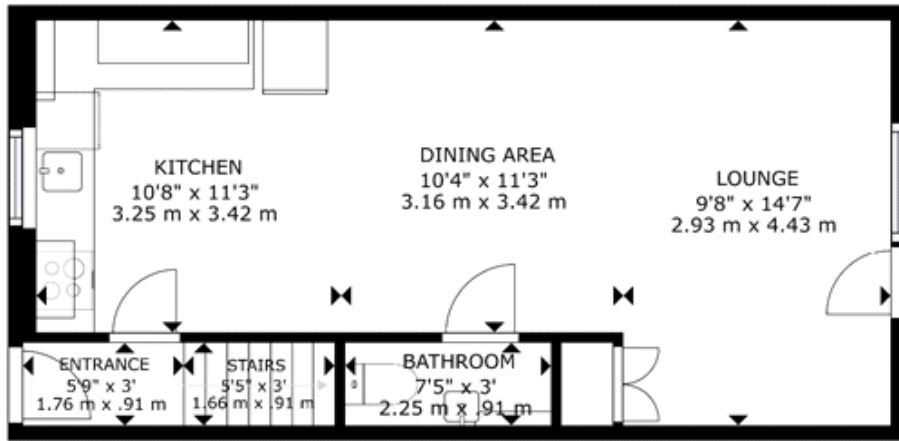
Take a tour with our exclusive Virtual File and call Hallways to book your in person viewing by appointment: 02035363959

Tenure: Freehold

- 0.6 miles from South Croydon train station
- Easy Access to Central Croydon
- 2 Bedrooms
- Excellent School Catchment
- Close to shops & amenities
- Neutral Decor
- Convenient for Commuters
- Open plan living
- Downstairs wc

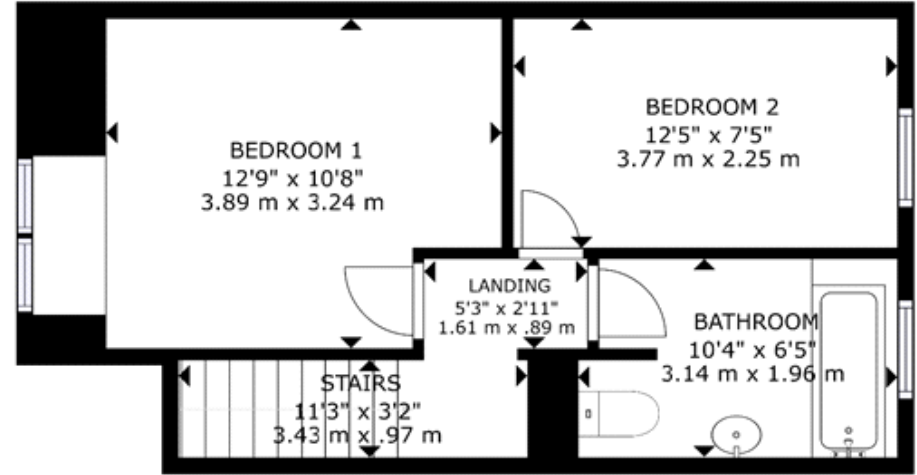






GROSS INTERNAL AREA  
FLOOR 1: 453 sq ft, 42.06 m<sup>2</sup>; FLOOR 2: 377 sq ft, 35.02 m<sup>2</sup>  
TOTAL: 830 sq ft, 77.08 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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Viewing by appointment only  
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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.