

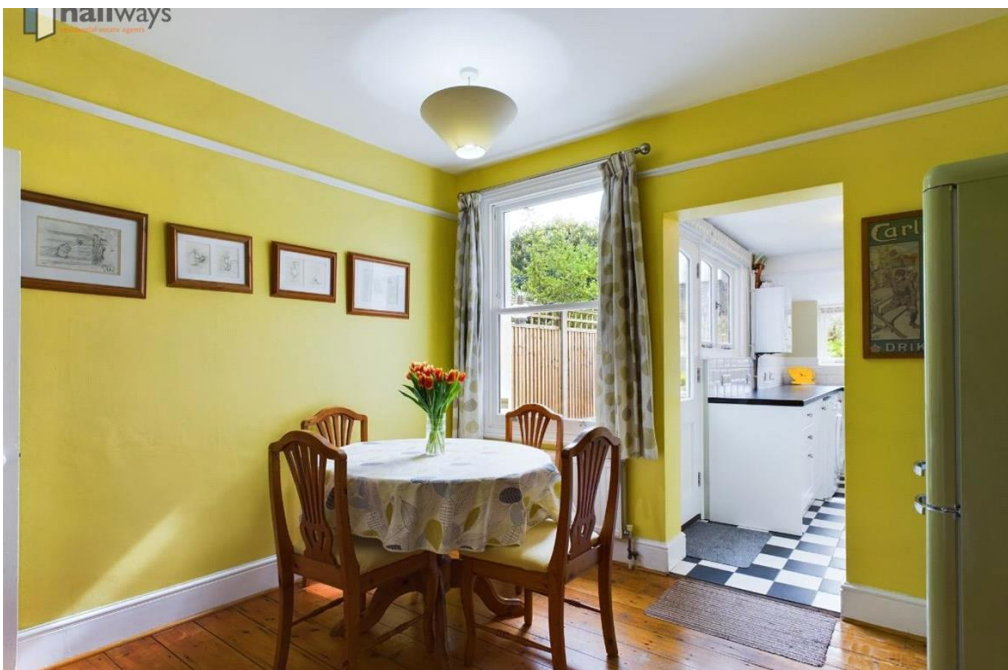


## LAUD STREET, CROYDON

2/3 bedroom period cottage in Croydon 'Old Town'.  
Beautifully presented with a Mature and lovingly maintained south facing garden. Walking distance to East Croydon Station for easy London access. A host of popular local amenities on your doorstep. View early - Vendors Found

**Offers Over £400,000** Excellent Location





Rarely available 2/3 bed, semi-detached cottage in the heart of Croydon.

South facing garden means that the house is filled with light during the day and cosy in the evenings. In the summer, the garden becomes an extension of the house as it is in the sun for most of the day - brilliant for barbecues and hosting friends.

The property also has the original Victorian shutters in the front room, together with double glazing throughout which copies the original style of windows. The shower room / bathroom is also located on the first floor of this property.

This property is a great location and within walking distance to all the shops and amenities in the heart of Croydon.

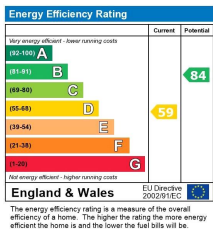
East Croydon and West Croydon stations are 0.8 miles away with links into Victoria, the City, North and East London, transport links are extremely close by.

Vendor Comments: "What drew us to this house were the period features and the lovely south facing garden and patio. Easy access to train stations and to Gatwick Airport has made our working lives easier. Being close to South Croydon means that we have a huge choice of restaurants for eating out and the shopping centre is only 5 minutes' walk. This has been our home for over 20 years, and we have loved it! We have a lovely set of neighbours, and it will be a wrench to move. "

Take a tour with Hallways' Exclusive 3D VR and call to book your in person viewing 0203 536 3959

- 3 Bedroomed Semi Detached
- Walking Distance to East Croydon Station
- Period Cottage Style
- Original Victorian Shutters to the Front
- South facing garden
- Upstairs Bathroom
- Excellent Local Amenities
- Short stroll to all shops and restaurants
- Wooden Flooring





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.