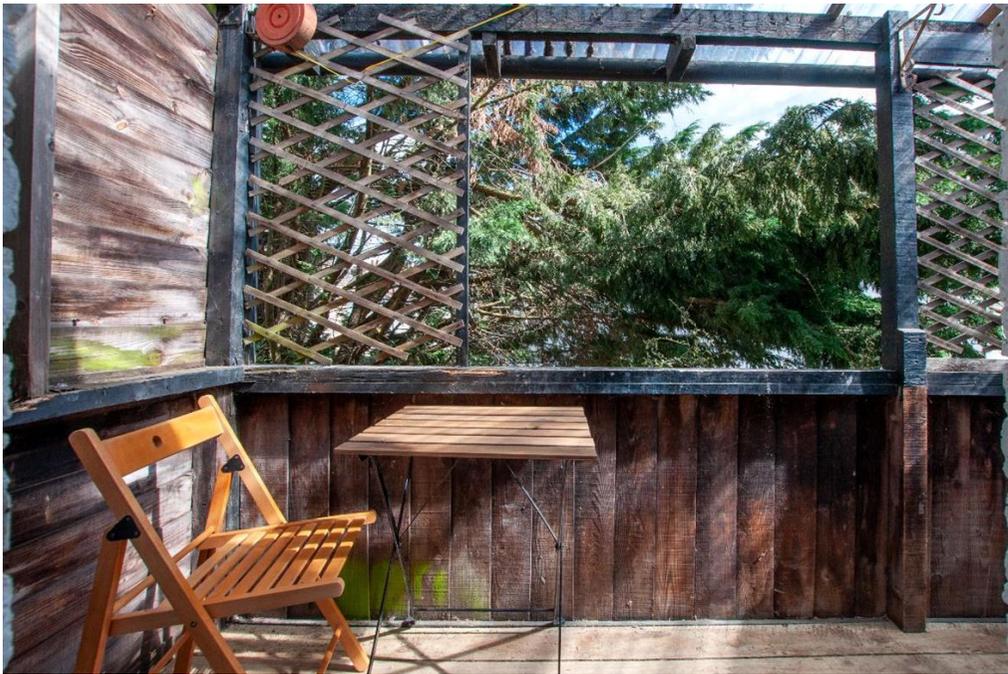


CLAREMONT VILLAS, SANDERSTEAD ROAD,
SOUTH CROYDON

Spacious 2 bed flat on the first floor of a Victorian Villa block. Central CR2 location with excellent transport links, nice parade of shops and lots of green areas nearby. Large kitchen, balcony seating area and own rear garden. No Onward Chain. View by appointment only:

£299,950 Leasehold | Commuters dream - 2 bed, first floor flat





Hallways are pleased to market this spacious first floor two bed flat in an excellent South Croydon/Sanderstead location for transport access and a good selection of local shops and

With the benefit of No Onward Chain, this home is perfect for couples, a small family or downsizers that enjoy all that the area has to offer.

Just 0.3 miles from Sanderstead and 0.4 miles from

Purley Oaks mainline stations providing good links to both London Victoria and London Bridge as well as the South Coast. A Victorian Villa conversion with large rooms and lots of natural light.

Having its own section of garden at the rear and a cute balcony to hide from the rain. The flat benefits from double glazing and gas central heating and is neutrally decorated and carpeted throughout.

South Croydon Recreation ground and a number of local shops are close by along with easy access to Croydon Town Centre. Ideal for commuters, Sanderstead or Purley Oaks are just an 8 minute walk away.

Entrance

A shared hall (shared between the top floor flats) leads up to the first floor of the building.

Living Room

Bright and neutral, double glazed bay window to the front of the building and a radiator.

Master Bedroom

Large double with good head height. Double glazed window to the front of the property, fitted carpet and a radiator.

Bedroom 2

Room for a double bed, high ceilings, double glazed window, fitted carpet and a radiator.

Kitchen - Large room with access to the garden via a small lean to- a lovely area for enjoying summer evenings after coming in from the garden. Also easy for ventilate in case of a heatwave.

A range of fitted wall and base units with laminate worktops, space for a fridge freezer and washer/dryer, 4 pot gas hob, extractor, electric oven and a sink with mixer tap

Bathroom

A double glazed window, pedestal wash hand basin, bath with shower over and screen and a WC.

Lean to with balcony area and stairs leading down to private section of garden.

Contact us to book your viewing by appointment: hello@hallwaysproperty.uk

Council Tax Band: C (Croydon)

Tenure: Leasehold

Garden details: Private Garden

• 2 Bedroomed Flat

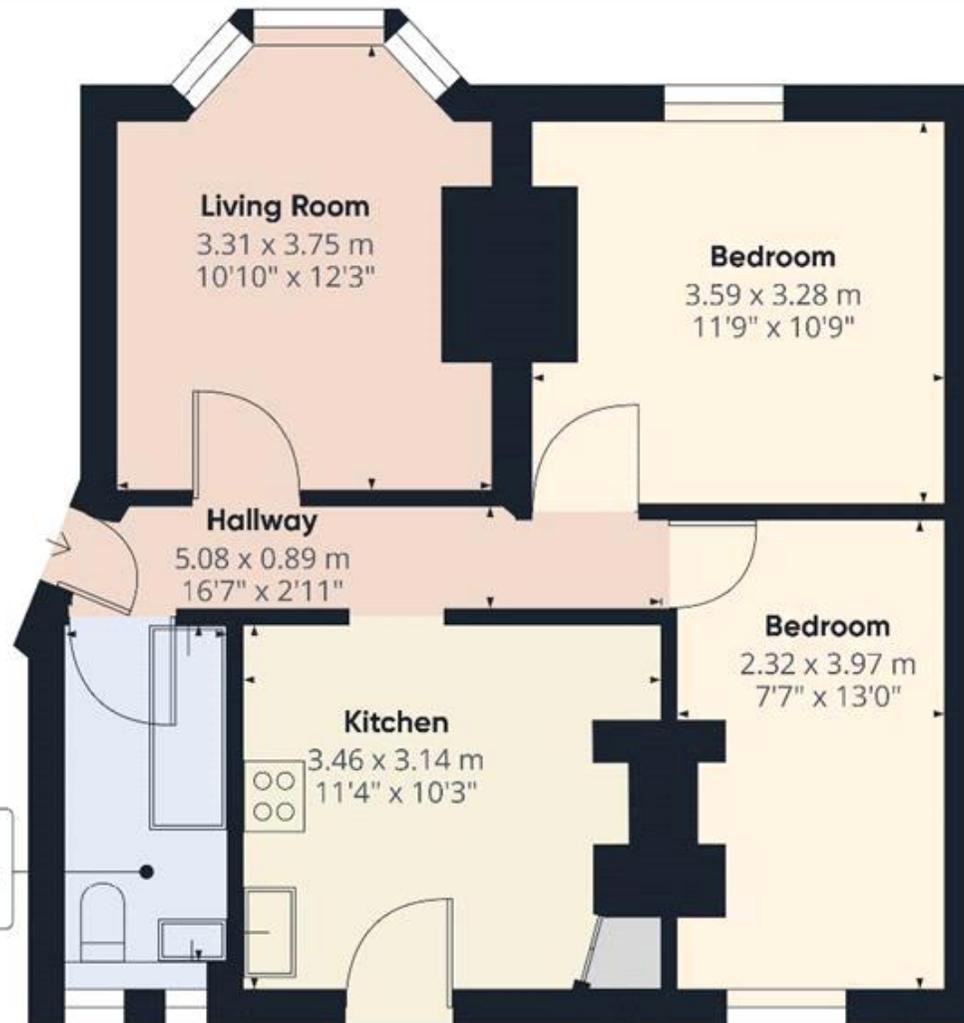
• Own private garden



- Easy Walk to Station
- No Onward Chain

- Central CR2 Location
- First Floor Leasehold Property





Approximate total area⁽¹⁾
50.47 m²
543.26 ft²

(1) Excluding balconies and terraces.

While every effort has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFE360

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
102-150 A	80 53
81-101 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
Hallways Estates Limited

Rothie Barn, Croydon Lane, Banstead, Surrey SM7 3BG

Tel: 07903162312 Email: hello@hallwaysproperty.uk Website: hallwaysproperty.uk/

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate. 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/fitments 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.