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THE RIDGEWAY, CROYDON
GUIDE PRICE £550,000



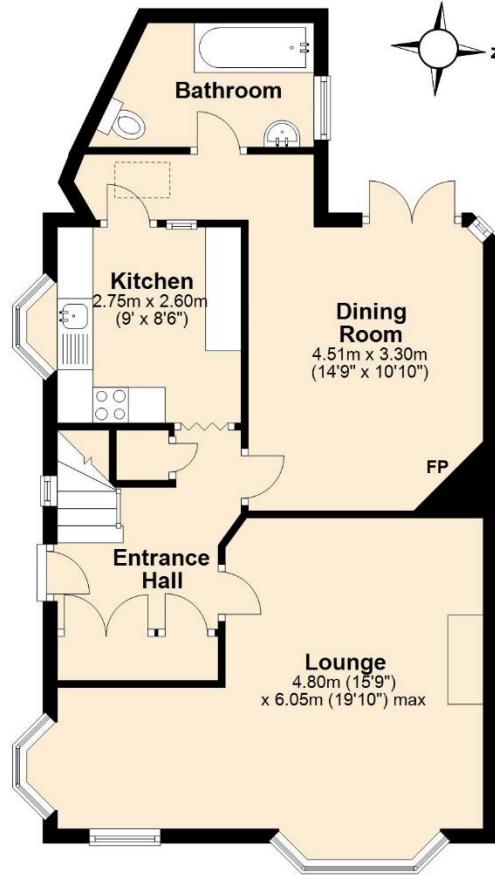
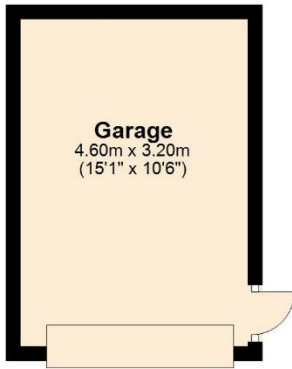




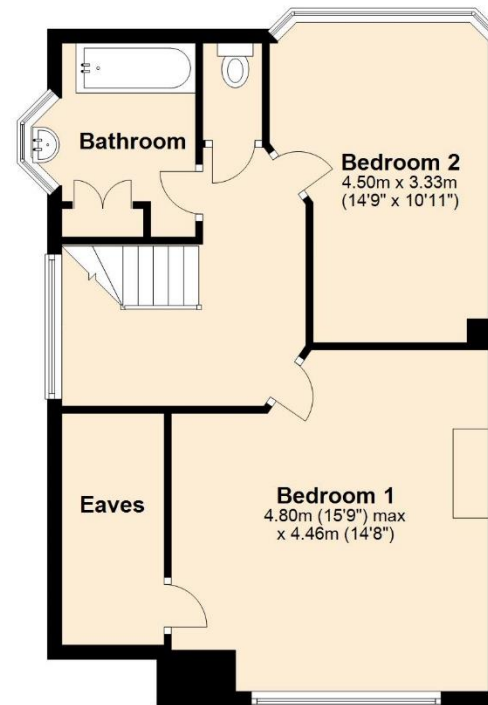




Ground Floor
Approx. 74.3 sq. metres (799.6 sq. feet)



First Floor
Approx. 53.6 sq. metres (577.4 sq. feet)



Total area: approx. 127.9 sq. metres (1377.0 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ SEMI-DETACHED HOUSE – CHAIN FREE
- ❖ SOLAR PANELS
- ❖ WEST FACING REAR GARDEN
- ❖ DIRECT VIEWS OVER WADDON PONDS
- ❖ SCOPE TO MODERNISE
- ❖ 0.2 MILES FROM WADDON TRAIN STATION
- ❖ QUIET NO-THROUGH ROAD
- ❖ GARAGE & SHARED DRIVEWAY
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ EPC EER D

**** Chain Free ** Scope to Modernise ** Solar Panels ** Direct Views over Waddon Ponds **** A spacious semi-detached house situated in this popular no-through road, conveniently located 0.2 miles from Waddon train station, which provides direct services to both London Bridge & London Victoria, and nearby the local Tram stop.

This bright & airy property boasts many period features, including a wood panelled entrance hall, a feature window over the stairwell and parquet flooring in the dining room. Furthermore, the property features double glazing, gas central heating, a private garage, and a shared driveway. There is the added advantage of multiple solar panels on the roof, which help to improve the efficiency of the home.

The accommodation comprises two large double bedrooms, ample loft storage space, a first-floor bathroom with a separate WC, an extended living room with study area, a separate dining room with garden access, a ground floor bathroom suite, a spacious fitted kitchen, and ample hallway storage. N.B. the original third bedroom has historically been opened into the lounge. Reinstating a door from the hallway and a partition wall is not expected to be overly complex.

Furthermore, this property sits a short distance to local bus routes 407 & 410 which connect to a number of different destinations including Sutton town centre, West Croydon & East Croydon train stations, Wallington train station and as far afield as Crystal Palace. The property is also nearby an abundance of highly rated primary & secondary schools and is a short distance from the wide variety of shops & supermarkets on the Purley Way.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		