



Merebank Lane, Croydon, Surrey, CR0 4NP
Guide Price £325,000

A spacious Two bedroom Ground Floor maisonette which is situated within walking distance of Waddon station with excellent links into Central London and a short walk from local bus routes. Highview Primary school and Wilsons can be found close by. The property benefits from its own rear garden with patio , and off street parking for 2 cars, along with a long lease and low outgoings. Situated on a residential road off Stafford Road close to Fiveways (Purley way) with an abundance of retail shops on the doorstep.



***Spacious Ground Floor with own garden**
***Off street parking for 2 cars**
***Long Lease *Located for excellent transport links**

Sheltered canopy over front door

Own front door

Leading to:

Entrance Hall

Storage cupboard, doors leading to:

Reception Room - 15' 3" x 12' 0" (4.64m x 3.65m)

Rear aspect, fireplace. Door leading to kitchen

Kitchen - 8' 2" x 8' 2" (2.49m x 2.49m)

Rear aspect, door to garden

Bedroom 1 - 14' 3" x 11' 4" (4.34m x 3.45m)

Front aspect, fitted wardrobe cupboard.

Bedroom 2 - 14' 3" x 8' 4" (4.34m x 2.54m)

Front aspect, fitted wardrobe cupboard

Bathroom - 8' 4" x 7' 7" (2.54m x 2.31m)

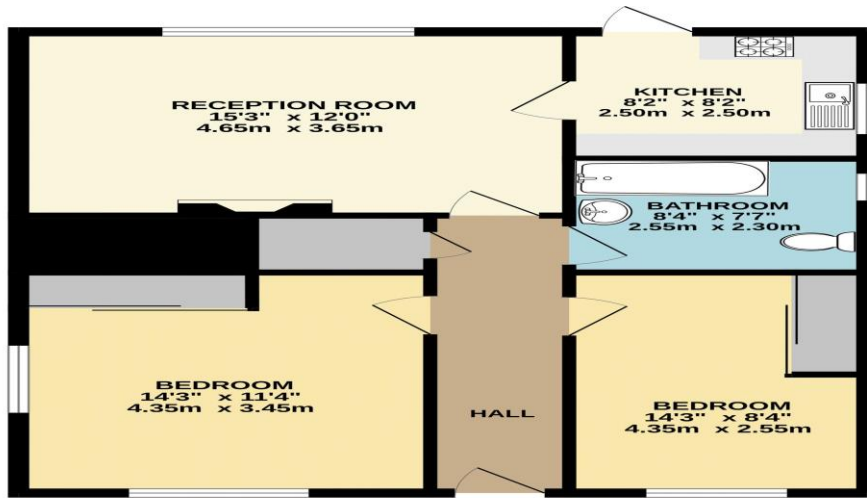
Outside

Rear garden with patio area

Off road parking to front for 2 cars



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given. **CR02 2JQ**

Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Leasehold



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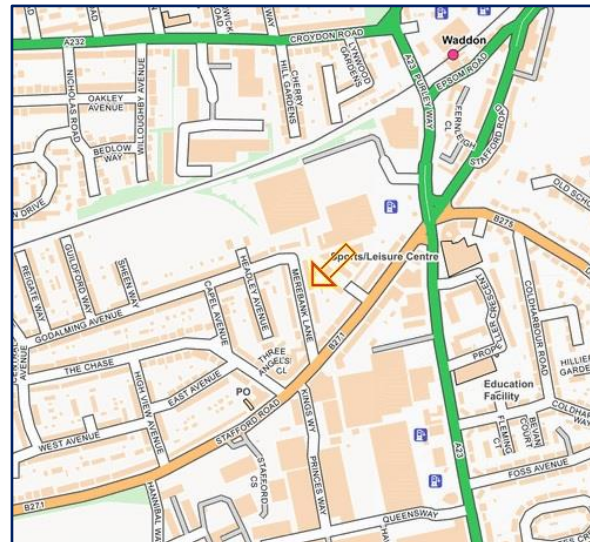


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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