



23 Nicola Close, South Croydon, Surrey, CR2 6NA

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Surrey CR2 6NA

Guide Price £445,000

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Description

A well presented three bedroom semi detached family home offering 900 square feet internally situated in a quiet cul de sac of South Croydon with easy access to transport links. EPC Rating C. Council Tax Band D.

Accommodation

The property briefly comprises;

Entrance hall with downstairs cloakroom, open plan living room/dining area, modern kitchen with integral appliances and large storage walk through to side of the property (potential to open into living room subject to planning). Upstairs features three bedrooms with fitted wardrobes and modern family bathroom.

The rear garden offers low maintenance with a large patio area ideal for entertaining and a centre lawn/bark area with plant borders. The front features a large patio area with shrub borders and there is also a garage en bloc for parking/storage.

Location

Nicola Close is a cul de sac located off Haling Park Road being within reach of the comprehensive range of amenities in South Croydon together with bus services along both the Brighton and Selsdon Roads, South Croydon & Purley Oaks mainline stations and a choice of schools, churches, tennis and golf clubs.





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 Gross Internal Area 900sq ft / 83.6sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
 Plan produced by AR Net Media - www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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