



4 Windmill Road | | Croydon | CR0 2XN

Asking Price £280,000

BOND & SHERWILL
EST. 1908

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Asking Price £280,000



Located within ideal proximity to both West Croydon & East Croydon Railway Stations this two-bedroom lower-ground floor apartment features its own courtyard and is perfect for anyone who wants their own outdoor space.

Set within an impressive period converted building, the interior includes two good-size bedrooms, open-plan lounge/kitchen, bathroom, double-glazing, gas central heating and a wealth of character features.

West Croydon provides London Overground services on the Windrush line, which can be used for trains to Highbury & Islington and Shoreditch High Street. East Croydon provides services to London Victoria, Clapham Junction, London Bridge, Farringdon, Kings Cross, St. Pancras, Gatwick Airport and Brighton.

Local bus routes include the 450, 75, and 157 while Central Croydon offers a wide range of shops, restaurants, bars, gyms and amenities. Popular local schools include Elmwood Junior School and Chestnut Park Primary School.

Hallway

The hallway includes wooden flooring, two radiators and smoke alarm.

Bedroom Two

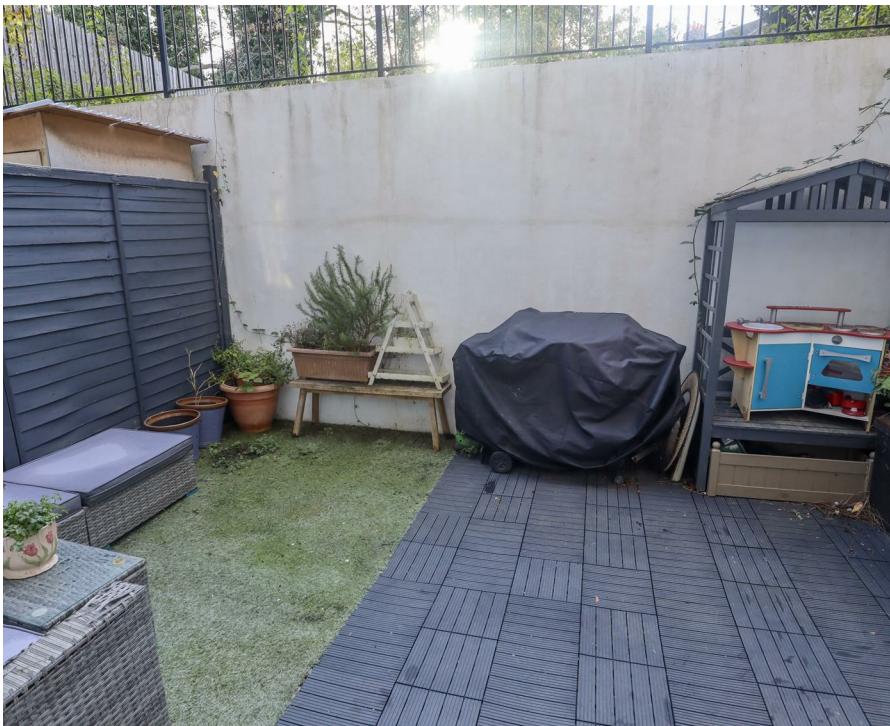
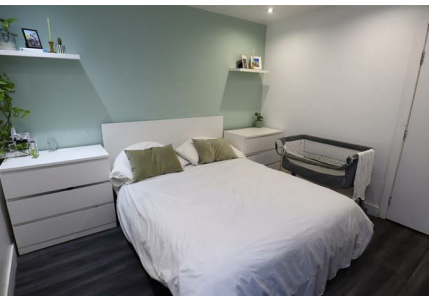
Bedroom two includes wooden flooring, concealed radiator, double-glazed sliding door leading to rear garden and down-lights.

Bedroom One

Bedroom one includes wooden flooring, radiator, double-glazed window and down-lights.

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Bathroom

The bathroom includes tiled floor, tiled walls, tile-enclosed bath with shower hose attachment, low-level W.C with dual-flush, wash-hand basin with stainless-steel mixer tap, chrome towel rail, extractor fan and down-lights.

Lounge Area

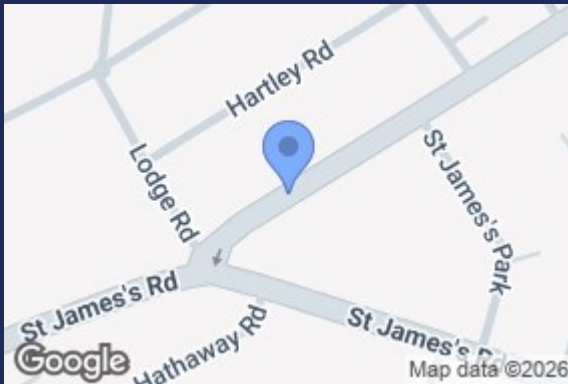
The lounge area includes wooden flooring, two radiators, cupboard housing Worcester boiler, three double-glazed windows and down-lights.

Kitchen Area

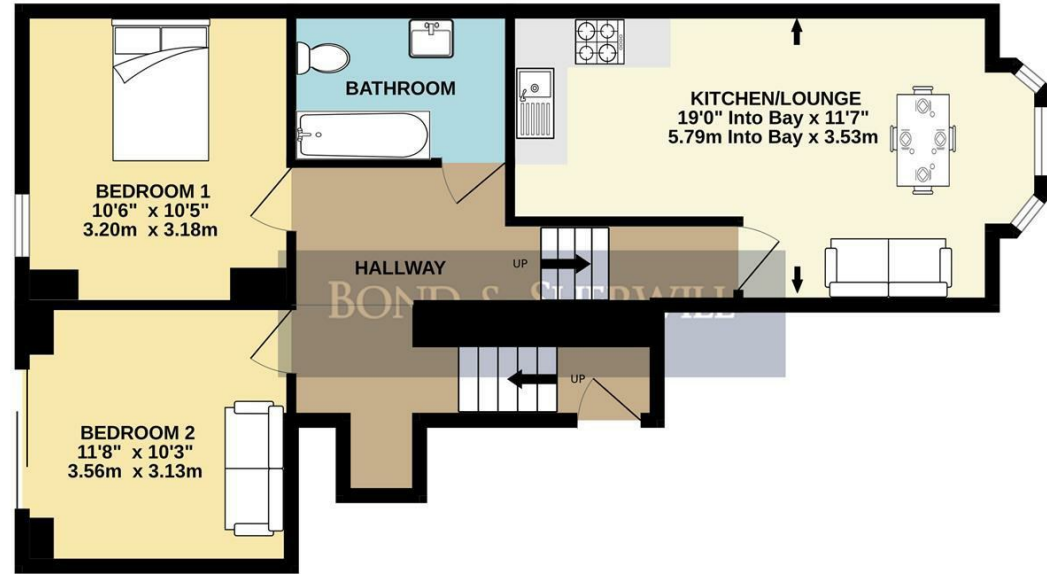
The kitchen area includes wall & base level units with work surface area, oven, four-ring gas hob with stainless-steel extractor hood, space for washing machine, space for fridge-freezer, partially-tiled walls, ceramic sink with drainer & stainless-steel mixer tap, smoke alarm & down-lights.

Rear Courtyard

The rear courtyard is partially laid to turf and includes a seating area.



LOWER GROUND-FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

Bond & Sherwill
134 Brighton Road
Coulsdon
Surrey
CR5 2ND
020 8660 0189
sales@bondandsherwill.co.uk