



3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Arkwright Road | South Croydon | CR2 0LL

**Guide price £590,000**

**LOFT**

Arkwright Road | South Croydon |  
CR2 0LL  
Guide price £590,000

- Beautifully presented semi-detached home
- Driveway for multiple cars
- Contemporary open-plan kitchen/diner
- High quality appliances and hard flooring
- Separate reception room with bay windows
- Downstairs WC and elegant upstairs bathroom
- Three good size bedrooms
- Sought after location, close to great schools
- A stone's throw from Croham Hurst Woods, great for walks





## Ground Floor

Porch

Hallway

Reception Room

16'4 x 10'8 (4.98m x 3.25m)

Kitchen/Dining Room

21'6 x 10'9 (6.55m x 3.28m)

Downstairs WC

Lean To

16'8 x 7'9 (5.08m x 2.36m)

First Floor

Landing

Bedroom

16'5 x 10'8 (5.00m x 3.25m)

Bedroom

11'1 x 10'8 (3.38m x 3.25m)

Bedroom

10'2 x 7'5 (3.10m x 2.26m)

Bathroom

Outside

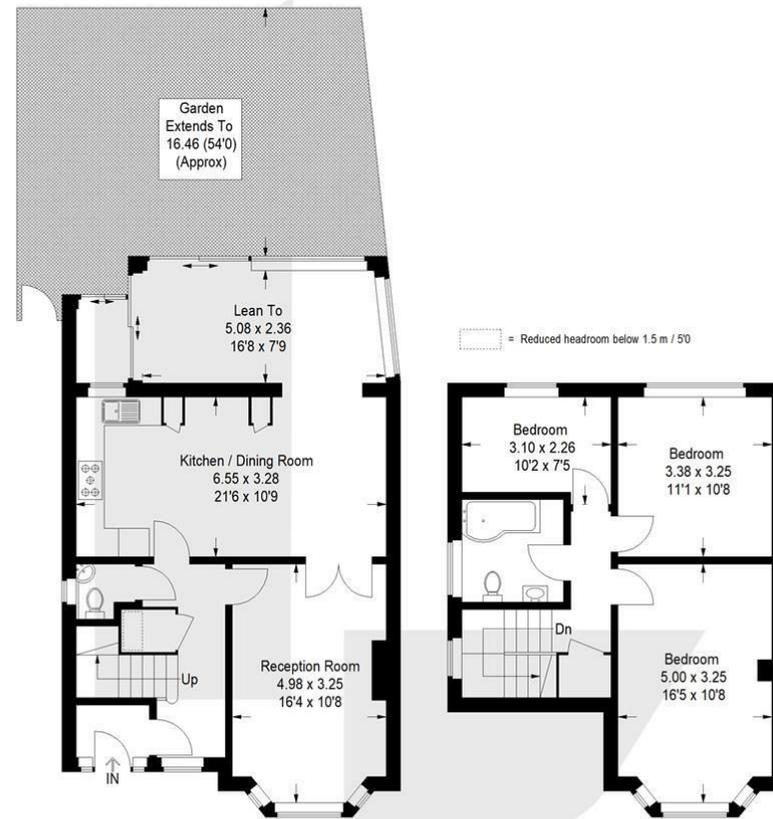
Driveway

Rear Garden



## Arkwright Road, CR2

Approximate Gross Internal Area  
116.5 sq m / 1253 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1281657)

EPC Rating: C

23a High Street  
Purley  
Surrey  
CR8 2AF  
0208 660 8070  
hello@loft-estates.co.uk