

3 Bedrooms | 1 Bathroom | 2 Reception Room

Blackford Close | South Croydon | CR2 6BT

Guide price £525,000

LOFT

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- 3/4 bedroom link-detached, gated family home in quiet cul-de-sac
- Set on a larger than average plot with driveway offering parking for multiple cars
- Kitchen/breakfast room with large doors leading to the pretty rear garden
- Bonus study/bedroom 4 and utility room
- Cloakroom and upstairs bathroom
- Excellent local schools including Regina Coeli, Wilson's, Whitgift & John Fisher
- Located on the Purley/South Croydon borders
- Walking distance to Purley Oaks train station & bus routes

GROUND FLOOR

Entrance Hall

Cloakroom

Reception Room
14'10 x 12'7 (4.52m x 3.84m)

Breakfast Room
9'8" x 8'4" (2.95m x 2.54m)

Kitchen
9'8" x 7'2" (2.95m x 2.18m)

Utility
11'4 x 7'8 (3.45m x 2.34m)

Study/Bedroom 4
13'10 x 7'1 (4.22m x 2.16m)

FIRST FLOOR

Landing

Bedroom 1
13'7" x 9'3" (4.14m x 2.82m)

Bedroom 2
11'1" x 9'3" (3.38 x 2.82)

Bedroom 3
11'0" x 6'5" (3.35m x 1.96m)

Bathroom

OUTSIDE

Front Garden

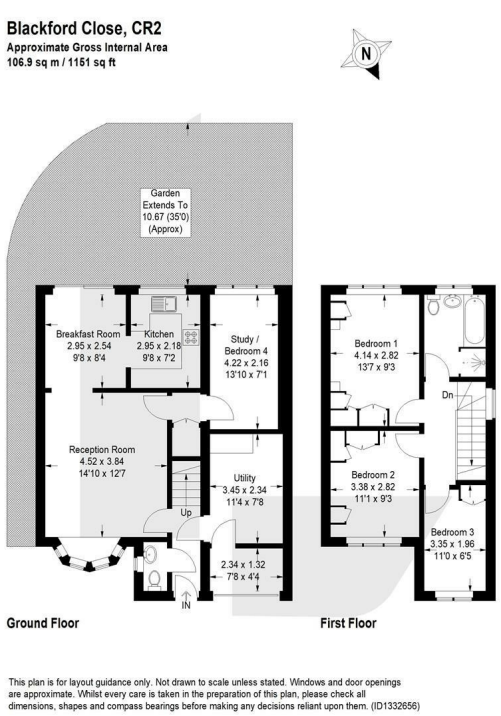
Rear Garden

Driveway

















EPC Rating: C

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