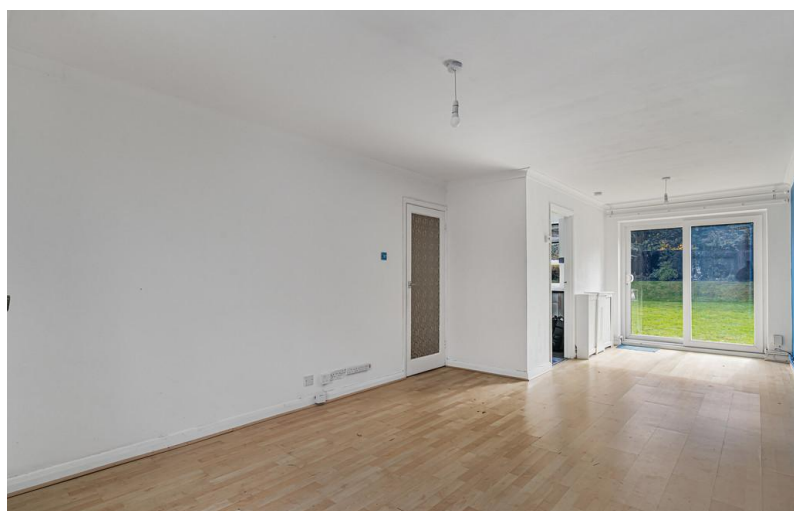


SOLD STC



Haling Park Road, South Croydon

2 Bedrooms, 1 Bathroom, Ground Floor Maisonette

Asking Price Of £275,000

MARTIN&CO



Haling Park Road, South Croydon

- Ground Floor Maisonette
- Private Entrance
- 25' Reception Room
- Separate Kitchen
- Two Bedrooms
- Direct access to Communal Garden
- Very Long 967 Year Lease

PROPERTY FOR SALE – SPACIOUS GROUND FLOOR MAISONETTE IN SOUTH CROYDON

Offered with no onward chain, this well-presented two-bedroom ground floor maisonette is ideally situated in the heart of south Croydon, offering spacious accommodation and an enviable location. Covering an impressive 692 square feet, this home also benefits from a very long lease with approximately 967 years remaining.

A private entrance leads to an entrance lobby which in turn opens into the large living space. The generous 25' reception room is flooded with natural light from patio doors, opening straight onto lush communal gardens - perfect for relaxing or social gatherings. The separate kitchen is well-equipped, providing ample space for cooking up a storm.

Both bedrooms are generously sized, ensuring comfortable accommodation for a couple, sharers, or a small family. A modern bathroom serves the property, while gas heating keeps the home cosy throughout the year.

Practicality is enhanced by the garage en bloc at the rear of the building, an invaluable feature for parking or extra storage.

Located close to the renowned Whitgift School and within easy reach of popular primary and secondary schools, this property is perfectly placed for families. Commuters will appreciate being only half a mile from South Croydon Station, providing swift connections into central London. and local bus routes further enhance convenience. Looking for leisure options? Enjoy your downtime at the nearby Purley Way Playing Fields or other green spaces in the neighbourhood.

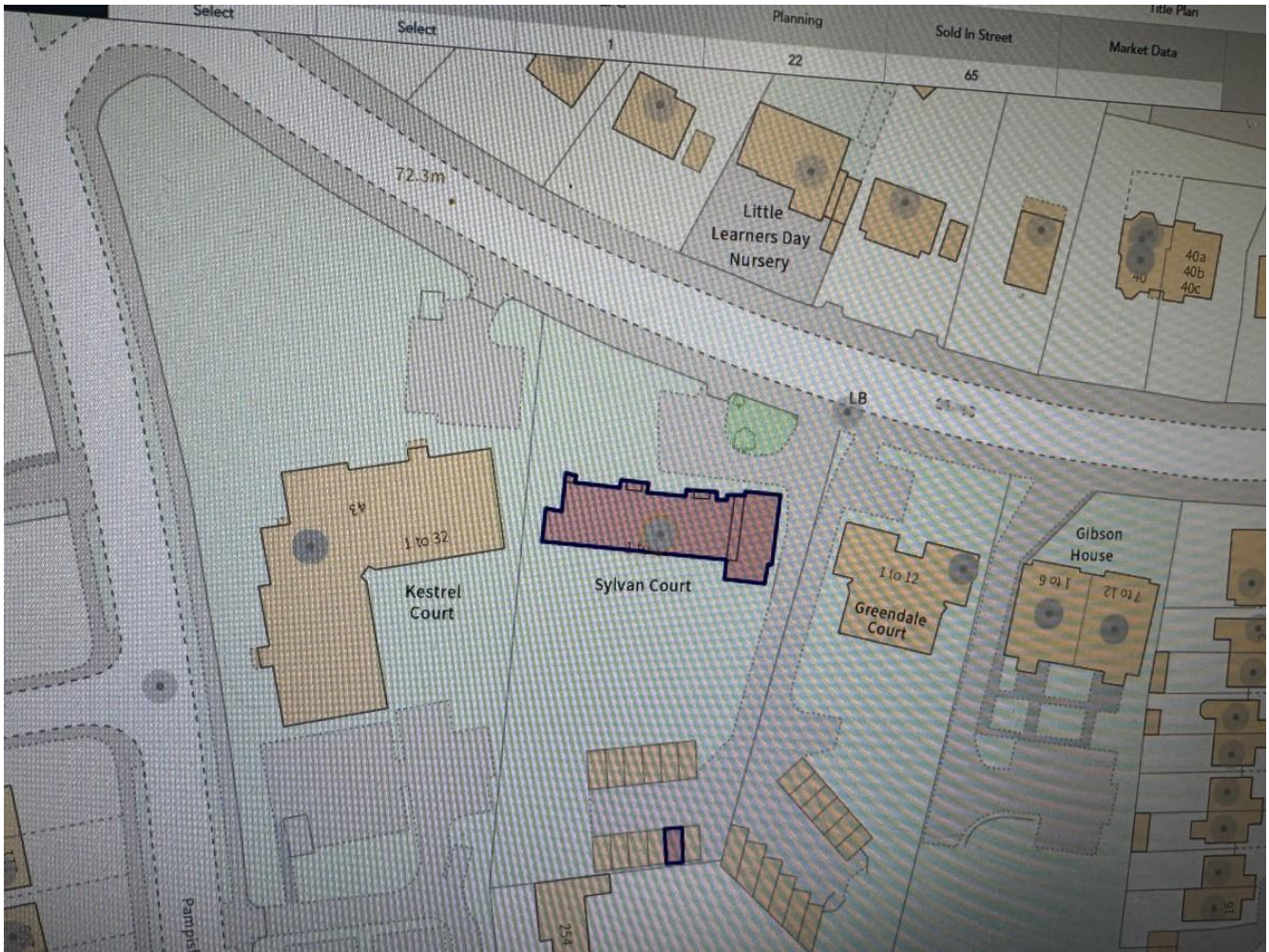
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This maisonette brings together generous living spaces, exceptional outdoor access, and good local amenities in one of Croydon's most popular areas.

Early viewing is highly recommended – contact us today to arrange your appointment and experience the appeal of this beautiful home for yourself.





Martin & Co Croydon

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

