



Westbury Road, Croydon, Surrey, CR0 2ES

£325,000 Share of Freehold

- Share of freehold (900 + years remaining)
- Private garage at the rear
- Two bedroom ground floor maisonette
- £0 service charge
- £0 Ground rent
- Perfect home to start a family
- Close to Selhurst and East Croydon Rail Station
- Close to local amenities and parks

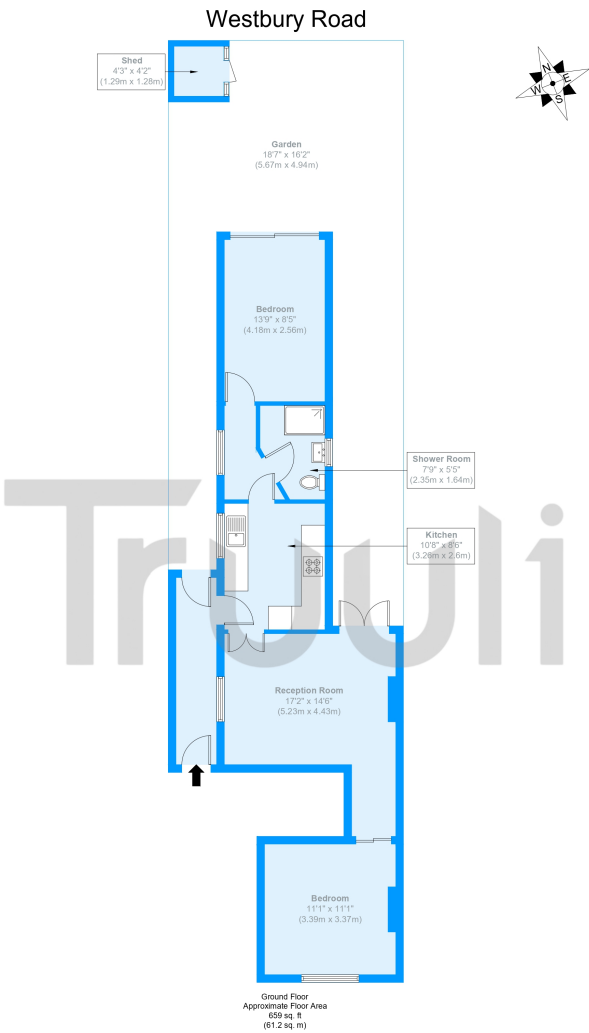
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Vendor comments "A beautiful and charming two double bedroom converted period maisonette, with a garden, forming part of an attractive semi-detached period property.

This finely presented family home comprises two large double bedrooms, a modern reception room, modern kitchen, contemporary bathroom and an impressive private rear garden with a side deck where you can host Summer BBQ's, or just sit outside with your morning coffee listening to the birds or watch your pet cat play with the local cats.

The property is situated on a quiet road with an abundance of local amenities & shops close by".



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

