

Truuli



Groombridge Court, Hogarth Crescent, Croydon, Surrey, CR0 2GZ

£325,000 Leasehold

- Chain free
- Private garden
- Allocated off street parking
- Open plan living and kitchen area
- Miele appliances
- Newly refurbished kitchen and bathroom with japanese style bidet
- Ground floor with easy wheelchair access
- Plumbing into closet to allow stacked washing machine and dryer
- Outdoor storage space on the side of the flat
- Large closet for storage in hallway
- Easy access to East Croydon Station

Southbridge Place, Surrey, CR0 4HA

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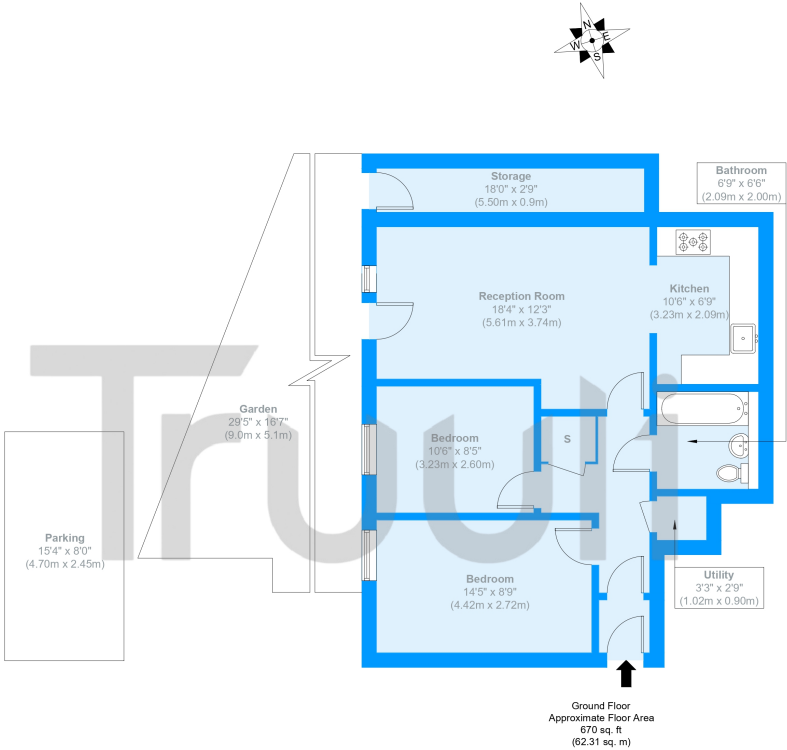
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Vendor's comments "We bought this flat mainly because of the private garden and parking space—both hard to come by! The bedrooms are really spacious and we saw so much potential in the property, which is why we fully redecorated it when we moved in three years ago. We also installed a brand new bathroom and a modern kitchen with Miele appliances, keeping everything clean and minimal. It's been a lovely, quiet home.

Sadly, due to a divorce and my move to America this summer, I'm now selling. It's been a special home and I'll truly miss it."

Hogarth Crescent



Approximate Gross Internal Area = 62.31 sq m / 670 sq ft

Storage = 4.95 sq m / 53 sq ft

Total = 67.26 sq m / 723 sq ft

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	80	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		