



## Waddon Close, Croydon, Surrey, CR0 4JT

£575,000 Freehold

- Bright, spacious interiors with a natural flow ideal for modern living
- Versatile layout perfect for entertaining, relaxing, or working from home
- Excellent natural light and smart storage throughout
- Private off-street parking a rare and valuable benefit
- Outstanding transport connections into Central London and beyond

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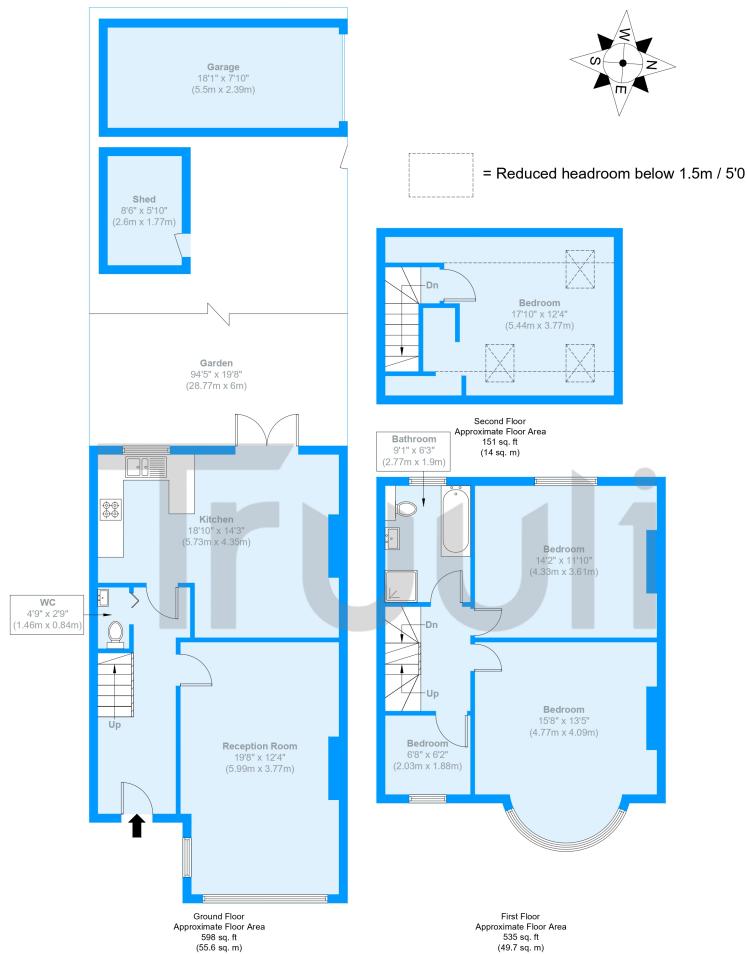
£575,000 Freehold

Step inside and you'll immediately sense the space and light that defines this welcoming home.

Arranged over generous floors, it offers the perfect balance of comfort and practicality, with bright, airy rooms that flow effortlessly from one to the next.

Whether you're hosting friends, enjoying a cosy night in, or working from home, there's a natural ease to the layout that simply works for modern living. Thoughtful storage and abundant natural light enhance the feeling of calm and order throughout.

Waddon Close



Approximate Gross Internal Area = 119.3 sq m / 1284 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 138.9 sq m / 1495 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

