



## Kelling Gardens, Croydon, Surrey, CR0

£575,000 Freehold

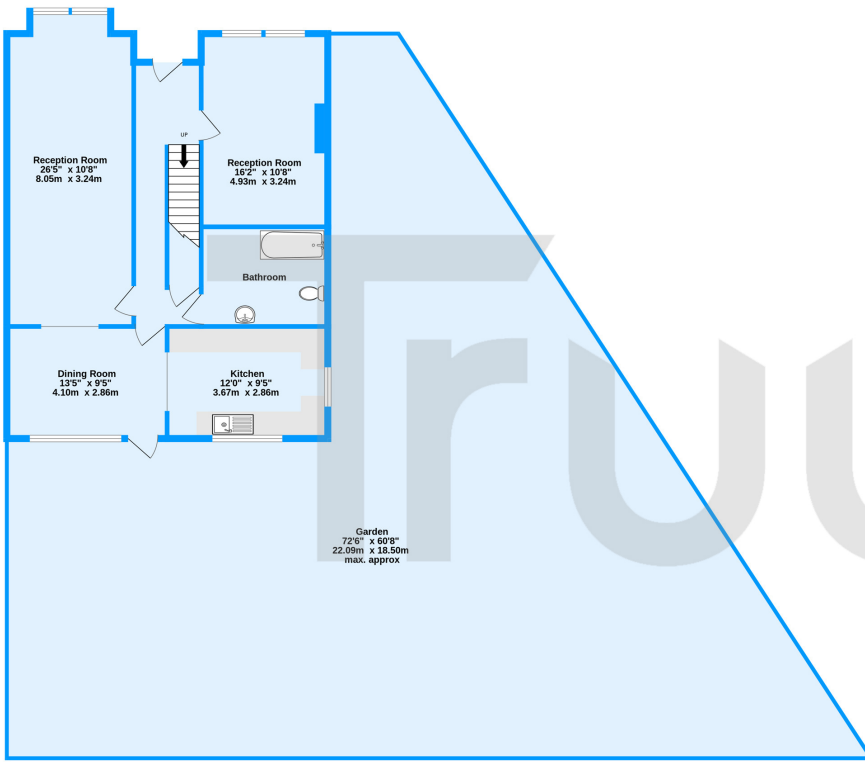
- Development opportunity with planning
- Chain free end of terrace family home
- Three reception rooms
- Four / five bedroom house
- Gated car park
- Ground floor bathroom and first floor bathroom

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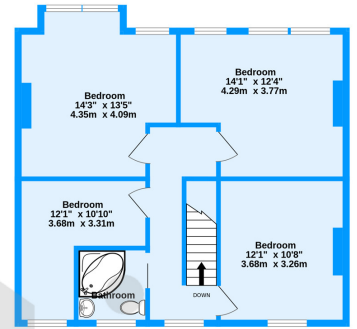
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A spacious four-bedroom family home on Kelling Gardens, Croydon. The property is available to buy as a family property or is ideal for development and has planning permission for a one-bedroom dwelling to be built on the land.

Ground Floor  
909 sq.ft. (84.4 sq.m.) approx.



1st Floor  
676 sq.ft. (62.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1585 sq.ft. (147.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

