

FOR SALE

£595,000 Freehold



12 Ballards Way, South Croydon, Surrey. CR2 7JL

- Three Large Bedrooms
- Two Large Receptions
- Fitted Kitchen
- Large Bathroom
- Detached Garage
- Huge Rear Garden
- Double Glazing
- Gas Central Heating
- No Onward Chain
- Cavity Wall Insulation



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PROPERTY DESCRIPTION

Welcome to this spacious and charming three-bedroom semi-detached house, perfectly situated for those seeking a comfortable family home with plenty of potential. Boasting two large reception rooms, a fitted kitchen, and a generously sized bathroom, this property offers ample living space and possibilities for modernisation, making it an ideal opportunity for first-time buyers & families.

Upon entering, you'll be greeted by the bright and airy front reception room, a fantastic space for relaxing or entertaining guests. Adjoining this is the second reception room, which is equally spacious and versatile. Both reception rooms benefit from large windows, allowing plenty of natural light to fill the rooms and create a warm, inviting atmosphere. The fitted kitchen provides all the essentials needed for daily cooking. It features well-arranged cabinetry and work surfaces, offering storage and workspace that will satisfy most needs. Double glazing throughout the property ensures a peaceful environment and energy efficiency, complemented by cavity wall insulation & gas central heating to keep the home warm and cosy all year round. Upstairs, you will find three large bedrooms, each offering generous proportions to accommodate a variety of furniture arrangements. These rooms are bright and adaptable, sure to be comfortable retreats after a busy day. The spacious bathroom serves the household with ease, featuring a sizeable layout and neutral décor, ready for your personal touch. Externally, this property shines with a huge rear garden that provides a wonderful outdoor space for relaxation, gardening, or family activities. The garden offers tremendous scope for landscaping, a summer patio, or even a children's play area. In addition, a detached garage to the side of the property adds valuable storage or parking options, enhancing the overall convenience and appeal. There is obviously scope for extensions to the side, rear & above.

One of the unique benefits of this home is that it comes with no onward chain, allowing for a smooth and straightforward buying process. This is a fantastic opportunity to step into a desirable property that offers both space and scope in a sought-after area. With so many features and a location that is well connected to local amenities, schools, and transport links, this semi-detached house is ready to become your perfect family home.

If you are looking for a property that combines size, potential, and a great garden with excellent transport links, great schools and local conveniences, this three-bedroom semi-detached home is not to be missed. Arrange your viewing today and imagine the possibilities of making this house your new home.



ROOM DESCRIPTIONS

Large Mature Front Garden:

110m x 12m (360' 11" x 39' 4") Laid to lawn, Flower beds, shrubs, Cotoneaster, Laurel, Conifer, Iris, spring bulbs, Hydrangea, rose bushes, parking for two cars, path to gated side access, up & over door to garage, path to: Porch with quarry tiled floor, light, leaded light double glazed front door to:

Large Entrance Hall:

Double glazed leaded light casement windows to side, radiator with shelf above, understairs cupboard, picture rail, coved cornice, dado rail, smoke alarm, power points, stairs to first floor landing, original panel doors to:

Lounge:

15' 2" x 13' 2" (4.62m x 4.01m) Double glazed leaded light casement windows into half square bay, radiator, stone fireplace, pas point, coved cornice, picture rail, smoke alarm, dimmer switch, power points, fitted carpet.

Dining Room:

14' 8" x 12' 4" (4.47m x 3.76m) Double glazed leaded light casement windows overlooking rear garden, radiator, tiled fireplace, picture rail, power points, fitted carpet, double glazed French doors to rear garden.

Kitchen:

11' 0" x 8' 5" (3.35m x 2.57m) Double glazed leaded light casement windows overlooking rear garden, plenty of modern matching fitted wall & base units with laminate worktops housing single drainer one & a half sink unit with mixer tap & tile splashback, gas hob with concealed cooker hood, Neff oven & microwave, dishwasher, washing machine, fridge, storage area with consumer unit, gas combination boiler, power points, laminate flooring, double glazed leaded light door to rear garden.

Large First Floor Landing:

Double glazed leaded light casement windows to side, airing cupboard housing hot water cylinder, storage cupboard, picture rail, power points, fitted carpet, entrance into large boarded loft with light & ladder, original panel doors to:

Bedroom 1:

15' 6" x 12' 5" (4.72m x 3.78m) Double glazed leaded light casement windows into half square bay overlooking front garden, radiator, picture rail, power points, fitted carpet, phone point,

Bedroom 2:

13' 11" x 12' 5" (4.24m x 3.78m) Double glazed leaded light casement windows overlooking rear garden, radiator, original tiled fireplace, picture rail, power points, fitted carpet.

Bedroom 3:

8' 11" x 7' 5" (2.72m x 2.26m) Double glazed leaded light casement windows overlooking front garden, radiator, picture rail, power points, fitted carpet.

Family Bathroom:

8' 5" x 5' 6" (2.57m x 1.68m) Dual aspect double glazed leaded light casement windows overlooking rear garden, radiator, fully tiled walls, modern matching suite comprising of panel bath with mixer tap, electric shower & folding shower screen, vanity unit housing wash hand basin with mixer tap, dual flush WC, downlighters, fitted carpet.

Large Rear Garden:

40m x 10.5m (131' 3" x 34' 5") Laid to lawn, with flower beds to sides, mature shrubs, Rosemary, conifers, spring bulbs, brick built shed, outside tap, gated side access, door to:

Large Detached Garage:

17' 3" x 9' 6" (5.26m x 2.90m) Up & over door, light & separate storage.



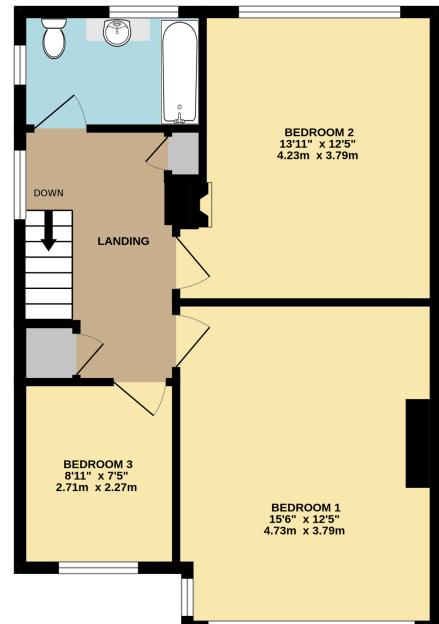
FLOORPLAN



GROUND FLOOR
744 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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