



Hollycroft Close, South Croydon, Surrey, CR2 7FE

£325,000 Leasehold

- Peaceful cul-de-sac location, 8-min walk to South Croydon Station
- Two spacious bedrooms, bright living room, functional kitchen
- Close to good schools and nurseries (St. Peter's, Coombe Wood, Elmhurst)
- Ideal for professionals and small families seeking space & greenery
- Extras: Includes white goods with the sale; furniture available at a fair price for a potential turnkey purchase.
- Allocated Parking Space

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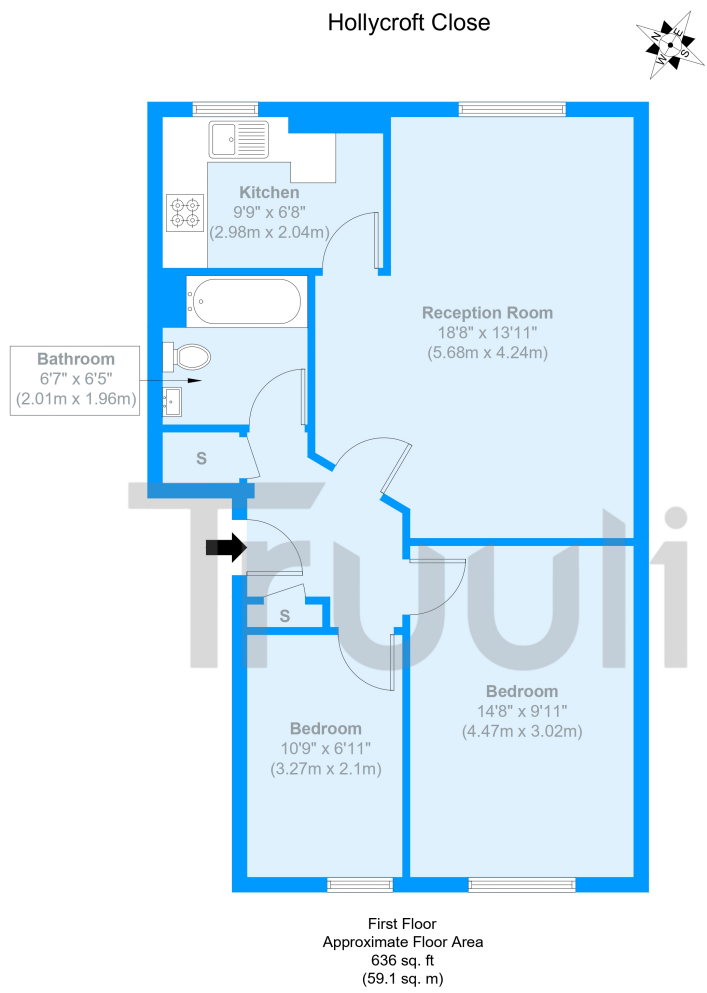
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Vendor Comments "We've loved living at Holly Croft for the past six years. It's a peaceful, friendly block of just five flats in a quiet cul-de-sac off Normanton Road, only 8 minutes from South Croydon Station and close to parks, tram links and great schools.

The flat has two spacious bedrooms, a bright living room, separate kitchen, family bathroom with WC and plenty of built-in storage. It also includes white goods, an allocated parking space, a 105-year lease and low costs (£756.88 service charge every 6 months and £50 ground rent per year).

The shared garden feels almost private and has been a fantastic space for our children. We're only moving to be closer to family and we'll truly miss the welcoming neighbours, local community and everything this lovely home has given us. It's ideal for professionals or young families looking for space, convenience and a place that really feels like home."



Approximate Gross Internal Area = 59.1 sq m / 636 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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