## Truuli





Stanley Road, Croydon, Surrey, CR0 £325,000 Freehold

- Two bedroom house
- Spacious accommodation throughout
- Walking distance to Croydon University hospital
- Close proximity to all local transport and amenities
- Potential for expansion (STPP)
- Chain free

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## Stanley Road, Croydon, Surrey, CR0

## £325,000 Freehold

\*\* We are pleased to offer to the market his lovely "cottage style" end of terrace home on Stanley Road in Croydon.

The home has been well maintained by the current owners over the years and is located in a popular residential road in close proximity to local transport links, amenities and popular schools. More recently the property has been rented out providing the seller with an excellent return.

The accommodation benefits from having gas central heating and double glazing and comprises: reception, dining room, good size kitchen, utility/ lobby area, family bathroom and two double bedrooms. Externally there is a generous front garden whilst the delightful rear garden is circa 40 sqft.

There is the possibility to extend subject to planning permission (STPP)

Internal viewing is recommended as in our opinion this would be an ideal first time purchase or rental investment.

There is no onward chain and you will be within easy access of Croydon town centre which provides both excellent shopping facilities and comprehensive/direct transport links to central London.



