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39 Nicola Close, South Croydon, Surrey, CR2 6NA

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39 Nicola Close  
South Croydon  
Surrey  
CR2 6NA

Guide Price £399,950

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### Description

A 4 bedroom terraced house with impressive 23'5x16' through lounge/dining room, fitted kitchen, 60' garden, built in wardrobes downstairs cloakroom and converted garage with own driveway. EPC Rating D.

### Accommodation

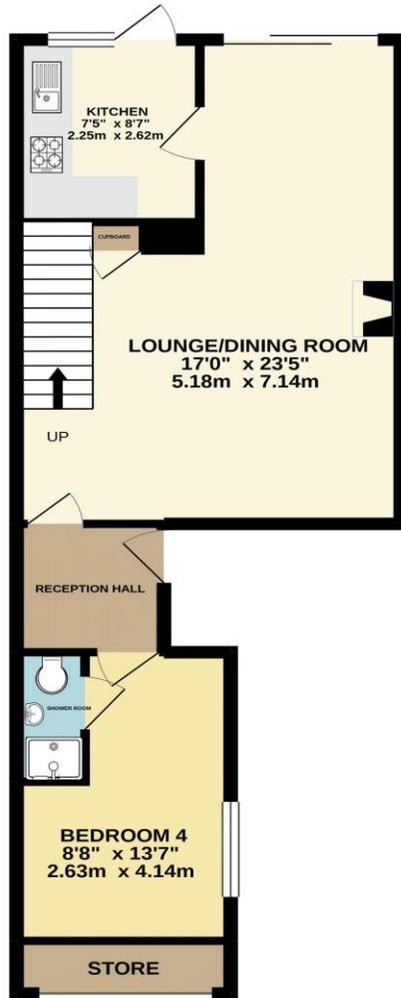
Porch: Spacious Entrance Hall: Impressive 23'5x16' Through Lounge/Dining Room with stairs to above and double glazed sliding door leading out onto the patio and garden: Fitted Kitchen with double oven, hob, extractor hood and dishwasher: 4 Bedrooms with the Master being 12'x9'9 and the 4th bedroom being downstairs with its own en-suite shower room (this was converted from the original garage in 2018): Built in wardrobes: Bathroom with shower and screen over bath: Gas warm air central heating: Mostly double glazed windows, the upstairs of which were replaced in 2019: 60' Garden with rear access to a walkway leading through to Vauxhall Gardens and Haling Park Road: Garage store with space for bins: Own Driveway.

### Location

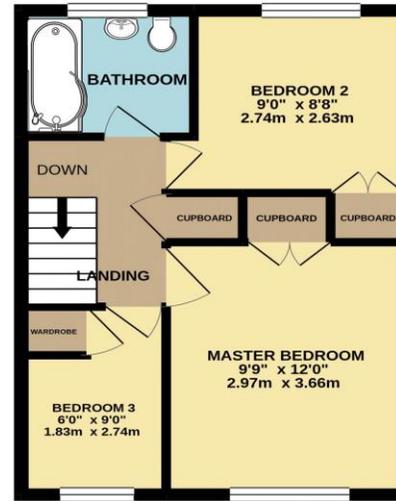
Nicola Close is a cul de sac located off Haling Park Road being within reach of the comprehensive range of amenities in South Croydon together with bus services along both the Brighton and Selsdon Roads, South Croydon & Purley Oaks mainline stations and a choice of schools, churches, tennis and golf clubs.



GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.

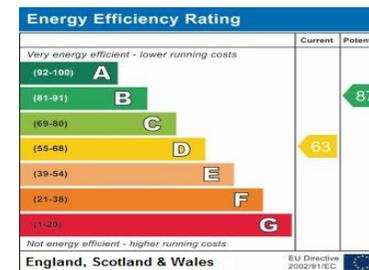


1ST FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 786sq.ft. (73.0 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 and 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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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



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