



PRICE £489,950 FREEHOLD

12 SPINDLEWOOD GARDENS, CROYDON, SURREY, CR0 5SE

**ShineRocks**  
PROPERTY AGENTS



A well presented and very conveniently located Town house, offering spacious living accommodation with plenty of off street parking, within easy walking distance of Croydon Town centre, South Croydon and East Croydon railway stations. In our opinion, a fantastic first or second time buy.

THE ACCOMMODATION COMPRISES: COVERED PORCH, ENTRANCE HALL, WC, BEDROOM FOUR/STUDY, UTILITY ROOM, CONSERVATORY, STAIRS TO FIRST FLOOR LANDING, KITCHEN/DINER, LIVING ROOM, STAIRS TO SECOND FLOOR LANDING, PRINCIPAL BEDROOM WITH EN-SUITE, TWO FURTHER BEDROOMS, AIRING CUPBOARD, FAMILY BATHROOM, INTEGRAL GARAGE.







**DESCRIPTION** A spacious and well presented, three/four bedroom, two bath/shower room, one/two reception room, Town house, offering approximately 1,483 sq ft of living accommodation, situated in a quiet cul de sac, located within walking distance of Croydon town centre, South Croydon and East Croydon stations. Covered porch with outside tap, entrance hall. WC, study/bedroom four, utility room with door to conservatory and rear garden. Stairs to first floor landing, fully fitted kitchen/diner, L-shaped living room. Stairs to second floor landing, principal bedroom with en-suite, two further bedrooms, airing cupboard, family bathroom. Approached via a tarmac driveway with parking for two to three cars, leading to integral garage. Easily maintained rear garden on two levels, mainly laid to lawn. **DRAFT DETAILS, AWAITING VENDORS APPROVAL.**

**AMENITIES** Spindlewood Gardens is located within 20 minutes walking distance of Croydon town centre and East Croydon main line station serving London Bridge and Victoria within 22/23 minutes. Also within 10 minutes walk of South Croydon station. The property is close to Lloyd Park giving access to recreational pursuits as well as a pleasant walk to Lloyd Park Tram Stop. Croydon Town Centre offers excellent shopping facilities to include The Whitgift Centre and Centrale. There is also a good selection of high achieving schools in the area to include Trinity, Whitgift, Coloma, Old Palace and Royal Russell to name but a few. Gatwick Airport is within easy reach, as well as excellent connections to both the M25/M23 and Brighton.

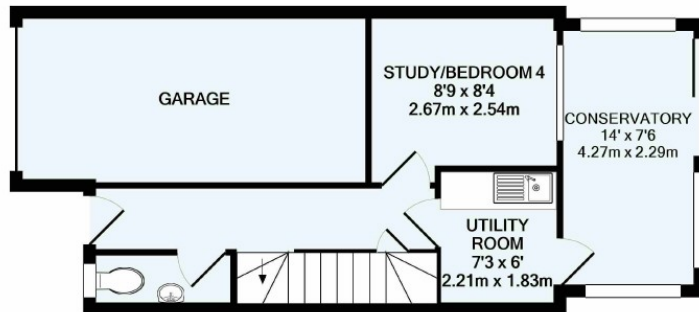
**OUTSIDE FRONT GARDEN:** Tarmac driveway with off street parking for two to three cars, leading to integral garage. Steps to covered porch and front door.

**REAR GARDEN:** Accessed from the conservatory, an easily maintained rear garden mainly laid to lawn.

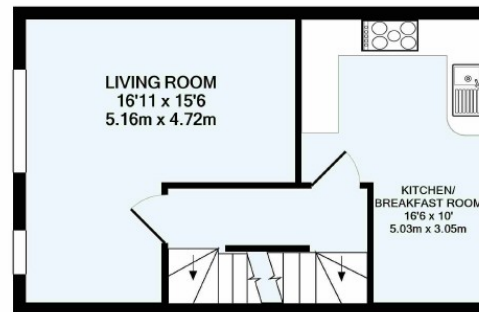
**EPC 71 - 86**

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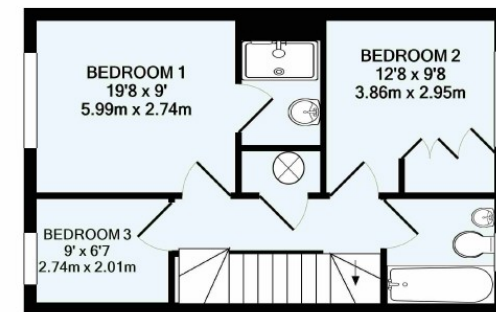
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL APPROX. FLOOR AREA 1483 SQ.FT. (137.8 SQ.M.)

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVAL

ShineRocks 4 Russell Parade Russell Hill Road Purley Surrey CR8 2LE Tel: 020 8660 2010

ShineRocks Park Lane Office Tel: 020 7409 8341

www.shinerocks.co.uk Email: enquiries@shinerocks.co.uk

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