



£415,000

## 1 Hammond Close, South Croydon, CR2 6BZ

Homecastle are pleased to offer to the market this lovely Two Bedroom semi detached house which benefits from having off street parking. The property is a Probate sale (probate grated) and is being sold by order of the Executors. On the ground floor there is a good sized living room with doors opening onto own private garden and a fitted kitchen which is open plan. There is also the benefit of a downstairs WC. On the first floor there are two bedrooms, both benefiting from having fitted cupboards and ensuites. Bedroom one has an bathroom ensuite and bedroom two a shower ensuite. Situated conveniently for local amenities. Purley Oaks mainline station also serves the area. Other feature include gas central heating with radiators, part double glazing and is being offered with no onward chain. Early viewing advised to avoid disappointment.

Tenure : Freehold  
Council Tax : Band D London Borough of Croydon

We carry out best endeavours to make our marketing material accurate and reliable, however they do not form part of any contract and is not to be relied upon. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

For broadband and mobile phone coverage at the property in question please visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage> and <https://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

