

# Croham Valley

SOUTH GROVDON. CR2

# Welcome to Croham Valley Road.



Set within the tree-lined Croham Valley Road are these exclusive, one and two bedroom modern apartments. These spacious apartments all boast private parking and selected apartments offer a form of outside space. The location offers the perfect balance of rural living but with the benefit of being close to the hub of South Croydon, with its excellent array of highly-rated restaurants, bars and transport links.

This tranquil setting is within close proximity to an array of beautiful green

open spaces from Croham Hurst Woods to Selsdon Wood Nature Reserve.

South Croydon train station is conveniently located only 1.3 miles away, and offers direct services into London Bridge, Gatwick Airport and East Croydon, as well as further afield and the Tram network. Bus links also serve the neighbouring villages, and Addington Village Interchange.

## Restaurants

Little Bay – 0.9 Miles  
Boulevard – 1.2 Miles  
The Tree House – 1.2 Miles  
Aqua Bar and Grill – 1.3 Miles

## Groceries

Tesco Express – 1.1 Miles  
Sainsburys – 1.3 Miles  
Aldi – 1.4 Miles  
Waitrose – 2.3 Miles



“The location offers the perfect balance of rural living but with the benefit of being close to the hub of South Croydon”

## Leisure

Croham Hurst Golf Club – 0.2 Mile  
Croham Hurst Woods – 0.6 Mile  
Lloyd Park – 0.7 Miles  
Selsdon Wood – 2.4 Miles



# Specification



## General

- Engineered oak flooring
- Gas central heating
- Door entry phone system
- Photovoltaic panels
- Mechanical extraction ventilation system
- Off-street parking available
- 10 Year NHBC Warranty
- CCTV coverage in communal areas

## Kitchens

- Extractor
- Induction Zanussi hob
- Zanussi oven
- Integrated microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer

## Bathrooms

- Fully tiled bathroom
- Vanity unit
- Thermostatically controlled shower
- Chrome towel rail

“These spacious apartments all boast private parking and selected apartments offer a form of outside space”

## Flat 1.

LOWER GROUND FLOOR

### Kitchen/Dining Room

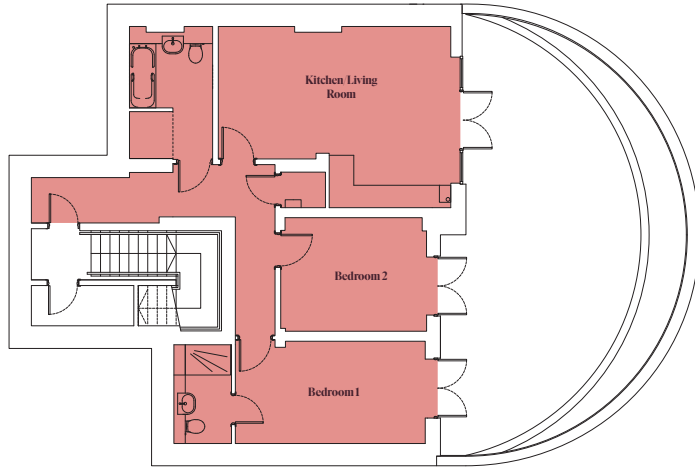
6.2 x 4.7m

### Bedroom 1

5.1m x 2.9m

### Bedroom 2

3.9m x 3.1m



## Flat 2.

GROUND/FIRST FLOOR

### Kitchen/Dining Room

8.3m x 3.3m

### Bedroom 1

4m x 3.3m

### Bedroom 2

5.1m x 2.6m



## Flat 3.

GROUND FLOOR

### Kitchen/Dining Room

6.1m x 6.1m

### Bedroom 1

3.7m x 3.1m

### Bedroom 2

3.7m x 2.9m

## Flat 4.

GROUND FLOOR

### Kitchen/Dining Room

6.4m x 3.9m

### Bedroom 1

4.8m x 2.9m

### Bedroom 2

4.9m x 4.3m

## Flat 5.

FIRST FLOOR

### Kitchen/Dining Room

7.1m x 5.5m

### Bedroom 1

6m x 4.5m

### Bedroom 2

4.9m x 3.3m

## Flat 6.

FIRST FLOOR

### Kitchen/Dining Room

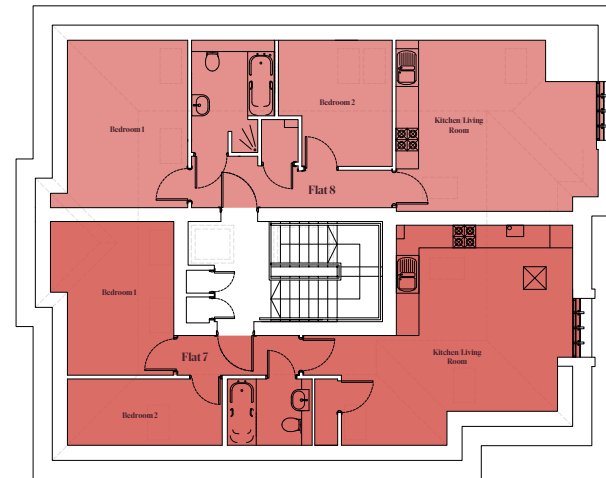
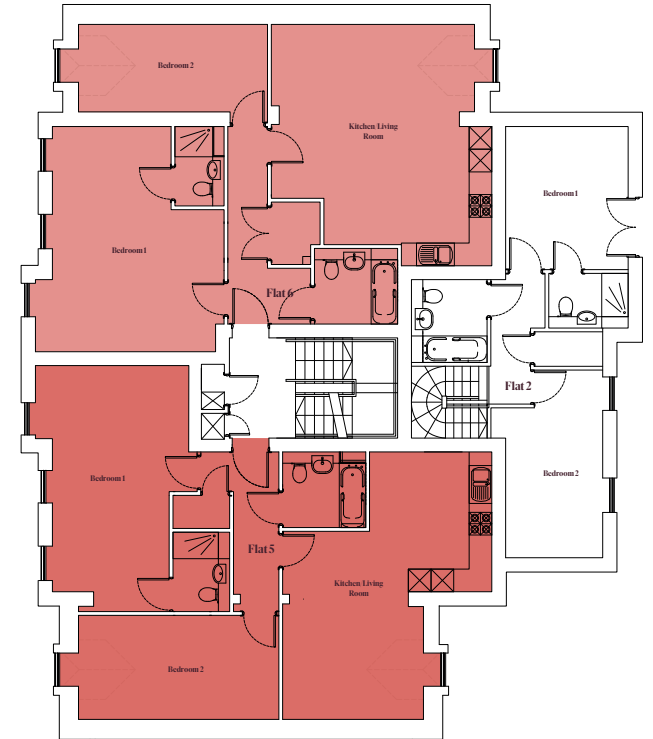
7m x 6m

### Bedroom 1

6m x 4.6m

### Bedroom 2

4.8m x 2.4m



## Flat 7.

SECOND FLOOR

### Kitchen/Dining Room

6.4m x 6m

### Bedroom 1

4.1m x 3m

### Bedroom 2

4.4m x 2.1

## Flat 8.

SECOND FLOOR

### Kitchen/Dining Room

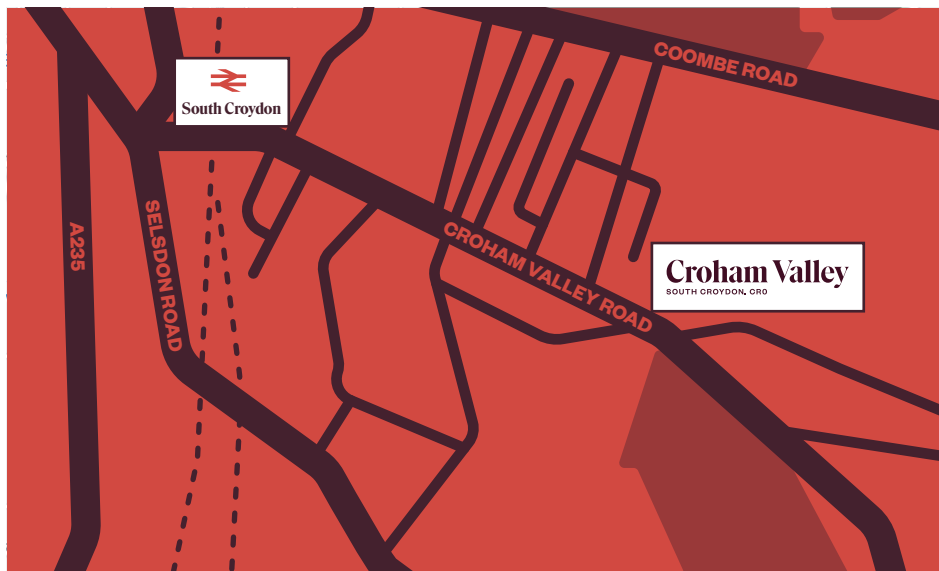
5.3m x 4.4m

### Bedroom 1

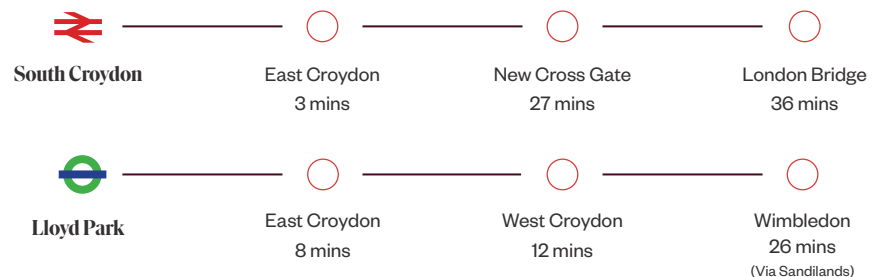
4.4m x 3.2m

### Bedroom 2

3.6m x 2.6m



10 Croham Valley Road, South Croydon, CR2 7NA



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