

**10 Haling Road**  
South Croydon, CR2 6HS

**Guide Price £375,000**



## 10 Haling Road

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Offered with no onward chain, this delightful two-bedroom mid-terrace home provides both comfort and convenience in a sought-after South Croydon setting. Located just moments from well-regarded schools, excellent transport links, and a range of local amenities, it's an ideal choice for those seeking a well-connected home.

Beautifully presented throughout, the property boasts wooden flooring across most of the home, feature fireplaces, and a welcoming open-plan kitchen/dining room—creating a true heart of the home. This leads seamlessly to a stylish downstairs shower room.

Upstairs, two well-appointed bedrooms benefit from built-in storage, offering both practicality and charm. Outside, the south-facing garden provides the perfect space to unwind, featuring a patio area for socialising in the warmer months and a lawn for added versatility.

With the added benefits of off-road parking and an entrance porch, this is a fantastic opportunity to secure a characterful home.





Porch  
4'7" x 3'11" (1.4m x 1.2m)

Living Room  
11'8" x 14'1" (3.56m x 4.31m)

Dining Room  
11'8" x 10'5" (3.58m x 3.18m)

Kitchen  
6'11" x 12'10" (2.13m x 3.92m)

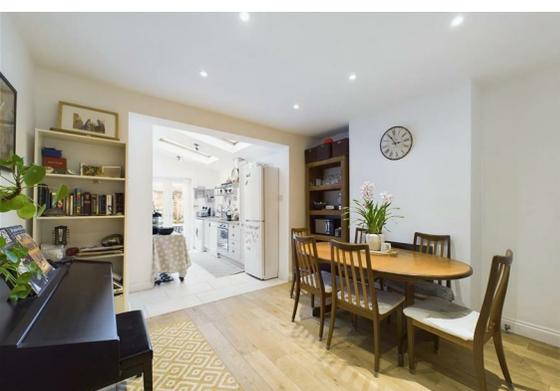


Shower Room  
2'9" x 8'8" (0.85m x 2.65m)

Landing  
2'3" x 2'9" (0.71m x 0.84m)

Bedroom  
11'10" x 11'1" (3.62m x 3.39m)

Bedroom  
11'10" x 10'5" (3.63m x 3.20m)



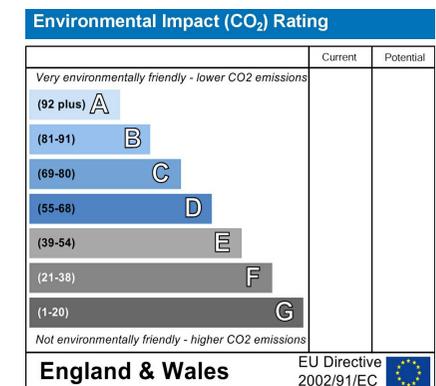
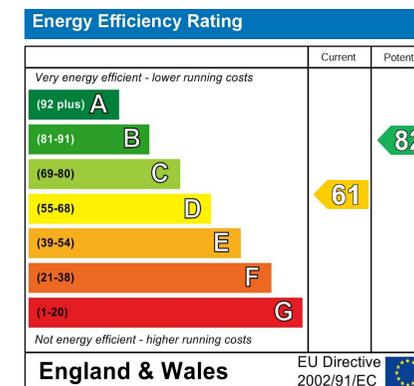
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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