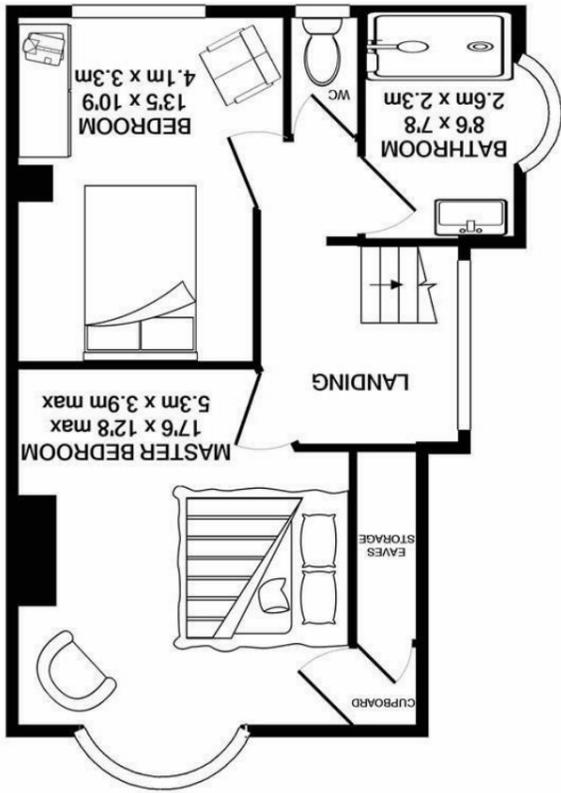
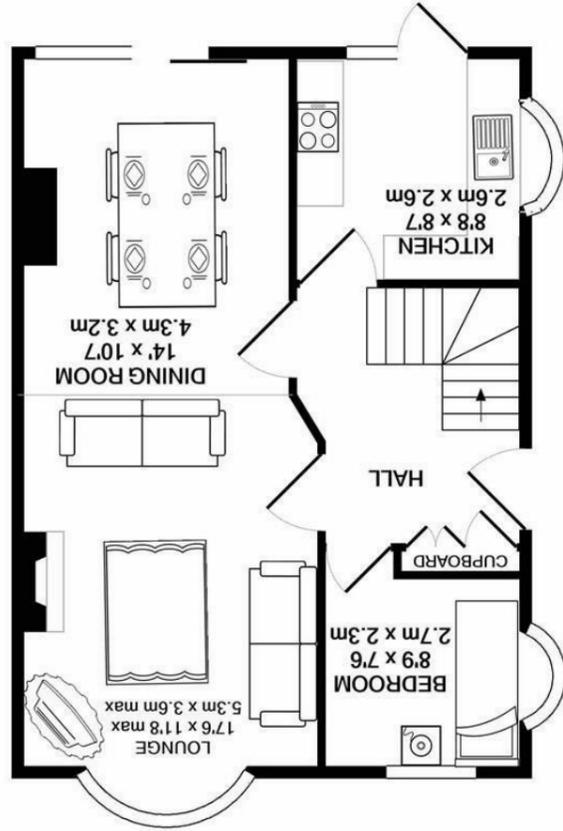


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR  
 APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.7 SQ.M.)



GROUND FLOOR  
 APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M.)



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 50 The Ridgeway

Waddon, Croydon, CR0 4AE

£1,650 Per Calendar Month

Available First week of October 2020 Unfurnished - View by Appointment. Silverman Black is delighted to market this substantial but characterful three bedroom semi detached chalet style house, situated only yards from Waddon Ponds and Park. With easy access to Waddon BR station, the property affords substantial accommodation including a large dual aspect open plan reception room, a well equipped kitchen and a useful study/third bedroom on the ground floor, whilst upstairs there are two spacious double bedrooms and a recently refitted shower room and a separate WC. Character features in the house include light oak paneling in the hallway, a wide stained glass window on the first floor landing and a lovely open fireplace in the living room. In addition, the property has a large loft space and a good size garage with parking for one vehicle in front of this. The garden, which has been recently landscaped incorporates a large decked area and a mature 50 ft area of lawn - ideal for both family BBQs and a play area for the kids! No Pets, Non Smokers. Viewing is highly recommended.

- Available early October 2020 - unfurnished
- A spacious Three Bedroom Semi Detached chalet style house located close to Waddon Ponds and Park
- Approximately 8 minutes walk from Waddon BR Station
- Large open plan family reception room, well equipped kitchen, study/bed 3 on the ground floor, with two good size bedrooms, a refitted shower room and separate WC upstairs
- Spacious Garage for Storage, parking for 1 car, large rear garden with a substantial decked area and a mature, well maintained lawn
- EPC rating: TBC
- No Smokers, No Pets
- Viewing highly recommended

