



## Canning Road, CR0 6QF

£320,000

- Two bedrooms and 624 sq. ft. of living space
- Parking to the front of the property
- Sash wooden double glazed window and high ceiling throughout
- Excellent condition throughout
- Situated by East Croydon stations
- Close to wide array of local amenities



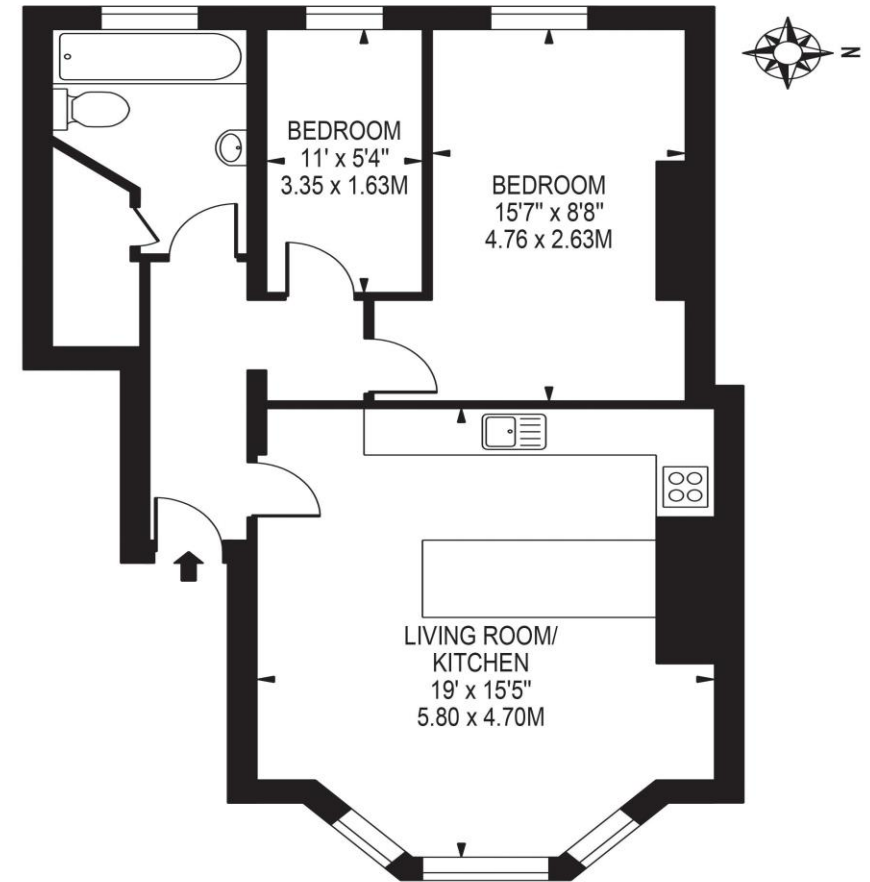
# Canning Road, CR0 6QF

Located on one of East Croydon's most sought after residential roads, is this exceptional two bedroom apartment which has been fantastically looked after by the current owner. Light and airy throughout, Canning Road benefits from 624 sq. ft. of living space and comprises; two bedrooms, spacious open plan modern fitted kitchen/reception room with bay window and contemporary bathroom suite. This exceptional home further benefits from high ceilings throughout, recently installed sash wooden double glazed window and allocated parking. This lovely property is situated near to East Croydon station and is therefore ideal for any commuter requiring access into The City. In addition, both Lebanon Road & Sandilands tram stops are nearby offering access into Wimbledon and Beckenham.



## CANNING ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 624 SQ FT - 57.98 SQ M



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