



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 876.64 ft²
 81.44 m²

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EST 1973
Paul Meakin £400,000 Foxearth Road, South Croydon, CR2 8EE
 ESTATE AGENTS

Offered to the market with no onward chain is this three bedroom mid terraced family home, which does require some modernisation throughout. At present this property benefits from a fitted kitchen and bathroom, double glazed windows, gas central heating via radiators, rear garden, living room leading to dining room and off street parking. Situated within close proximity of Selsdon Primary School, bus services to surrounding areas, Selsdons local amenities and Littleheath Woods. Call now to secure your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

ENTRANCE HALL

KITCHEN

13'11" x 6'0" (4.24 x 1.83)

LIVING ROOM

14'2" x 11'7" (4.32 x 3.53)

DINING ROOM

12'4" x 10'7" (3.76 x 3.23)

LANDING

BEDROOM ONE

14'2" x 11'5" (4.32 x 3.48)

BEDROOM TWO

12'4" x 11'5" (3.76 x 3.48)

BEDROOM THREE

9'3" x 6'4" (2.82 x 1.93)

BATHROOM

GARDEN

OFF STREET PARKING

