



Ground Floor



Floor 1

Paul Meakin
ESTATE AGENTS

Approximate total area⁽¹⁾
810.87 ft²
75.33 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



EST 1973
Paul Meakin
ESTATE AGENTS

£450,000 Benhurst Gardens, South Croydon, CR2 8NS



Do not miss this three bedroom mid terraced family home which benefits from two separate reception rooms, refitted kitchen and bathroom, double glazed windows throughout, beautifully landscaped rear garden with garden shed at the rear, electric heating and off street parking via the paved driveway for two cars. This property is ideally situated for Croydon High girls School, both the 433 and 64 bus routes, Selsdon's local amenities, Selsdon recreational ground and surrounding woodland. Call now to to appreciate size and standard. Freehold/ Croydon council tax band D / EPC E.

Entrance Hall

Living Room

13'11 x 11'2 (4.24m x 3.40m)

Kitchen

8'6 x 6'2 (2.59m x 1.88m)

Dining Room

11'10 x 10'6 (3.61m x 3.20m)

Landing

Bedroom

13'11 x 10'3 (4.24m x 3.12m)

Bedroom

11'11 x 10'3 (3.63m x 3.12m)

Bedroom

8'5 x 6'5 (2.57m x 1.96m)

Bathroom

Garden

Off Street Parking

