

Approximate total area⁽¹⁾
 1143.65 ft²
 106.25 m²

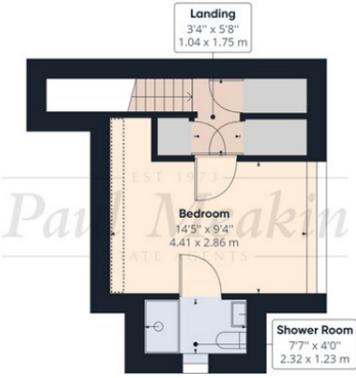
Reduced headroom
 15.04 ft²
 1.40 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

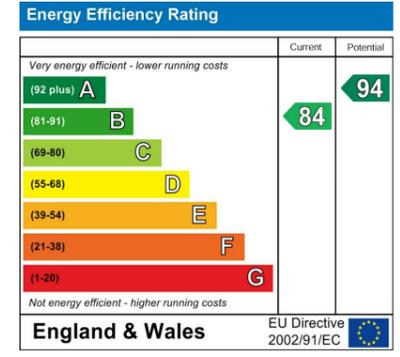
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



EST 1973
Paul Meakin Asking Price of **£550,000** Swallowdale, South Croydon, CR2
 ESTATE AGENTS
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Paul Meakin are delighted to welcome to the market this exceptionally well presented three double bedroom semi detached family home which is situated in a cul de sac location and benefits from a open plan kitchen/living room, large downstairs WC, two double bedrooms with Juliet balconies and modern family bathroom to 1st floor and loft room with ensuite. A private landscaped rear garden is also offered as well as off street parking. This property is conveniently located for transport links, seldons local amenities, a variety of schools and woodland. View now to appreciate all the feature this stunning family home has to offer.



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

ENTRANCE HALL
10'10" x 6'0" (3.29 x 1.83)

DOWNSTAIRS WC
6'0" x 4'10" (1.82 x 1.48)

KITCHEN/DINER
10'1" x 20'0" (3.07 x 6.09)

LOUNGE
11'3" x 10'8" (3.42 x 3.26)

LANDING
13'7" x 2'11" (4.15 x 0.90)

BATHROOM
7'4" x 6'11" (2.24 x 2.12)

BEDROOM
9'5" x 12'8" (2.88 x 3.85)

BEDROOM.
9'5" x 12'8" (2.88 x 3.85)

LANDING
3'5" x 5'9" (1.04 x 1.75)

BEDROOM
14'6" x 9'5" (4.41 x 2.86)

SHOWER ROOM
7'7" x 4'0" (2.32 x 1.23)

GARDEN

OFF STREET PARKING

VENDORS HAVE ADVISED US:

