



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>®</sup>  
 1188.22 ft<sup>2</sup>  
 110.39 m<sup>2</sup>

(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.  
 Calculations are based on RICS IPMS 3C standard.  
 GIRAFFE360

EST 1973  
**Paul Meakin** £580,000 Ballards Way, Croydon, CR0 5RG  
 ESTATE AGENTS



Spacious Three-Bedroom Detached Bungalow with Secluded Garden & Loft Conversion Potential (STPP)

Paul Meakin are pleased to present this beautifully modernised three-bedroom detached bungalow, set on a secluded and generously sized plot, ideal for families or those seeking flexible single-level living with future potential to expand. Subject to planning permission, the spacious loft offers excellent scope for conversion—perfect for creating additional bedrooms or a home office.

The interior has been tastefully updated throughout and features a bright and spacious living/dining room with large patio doors opening onto the garden, creating a seamless indoor-outdoor feel. The property also boasts a refitted kitchen, a handy utility room, and two modern bathrooms, one of which is enhanced by a skylight for added natural light.

All three bedrooms are well-proportioned doubles, one of which enjoys direct access to the landscaped rear garden, which extends over 100 feet and offers complete privacy—ideal for entertaining, relaxing, or family life.

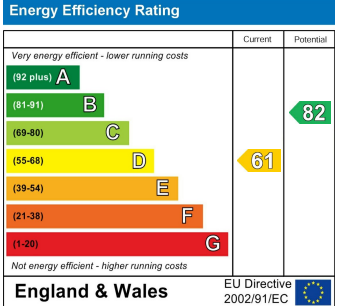
Additional benefits include a large integrated garage, off-street parking via a private driveway, and a layout that lends itself perfectly to flexible modern living.

Situated in a highly sought-after location, the property is conveniently positioned for Coombe Lane Tram Stop, frequent bus routes, and is close to Heathfield Woods, as well as the ever-popular Royal Russell School.

A rare opportunity to secure a stylish and spacious bungalow with further potential, early viewing is highly recommended.



- Hallway
- Living Room  
19'4" x 17'11" (5.91 x 5.48)
- Kitchen  
8'0" x 9'10" (2.46 x 3.00)
- Laundry Room  
3'8" x 5'11" (1.14 x 1.81)
- Bedroom  
12'10" x 9'10" (3.92 x 3.01)
- Bedroom  
12'0" x 9'9" (3.66 x 2.99)
- Bedroom  
12'0" x 8'4" (3.68 x 2.56)
- Bathroom  
7'1" x 6'10" (2.16 x 2.10)
- Bathroom  
5'1" x 5'11" (1.55 x 1.81)
- Garage  
17'1" x 12'9" (5.21 x 3.89)
- Garden
- Off street parking



TAX BAND: E

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



- Three spacious double bedrooms
- See marketing video!
- Bright open-plan living/dining room with patio doors
- Refitted kitchen plus separate utility room
- Stunning 100ft+ secluded landscaped rear garden
- Loft with potential for conversion (STPP)
- Integrated garage + private driveway for off-street parking
- Close to Royal Russell School & Heathfield Woods
- Convenient for Coombe Lane Tram Stop & local bus routes
- Modernised throughout & offered in excellent condition

