



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 1369.95 ft²
 127.27 m²

Reduced headroom
 8.52 ft²
 0.79 m²

(1) Excluding balconies and terrace

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 Offers In Excess Of £500,000 Southviews, South Croydon, CR2 8SH
 ESTATE AGENTS

- Chain Free property
- Conveniently located
- Integral garage
- Another Property Entrusted To Paul Meakin
- Large fitted kitchen
- Downstairs cloakroom
- Off street parking

We are delighted to welcome to the market with NO ONWARD chain this extended five bedroom semi detached family home which boasts a living room leading to dining room, fitted kitchen measuring 9'4 x 11'8, useful downstairs cloakroom, fitted bathroom, garden, integral garage and off street parking. This property is conveniently located for local bus services, state and private schools, Selston and Forestdale's amenities and a variety of surrounding woodland walks. This property really does offer multi purpose living so call now to avoid disappointment. Croydon Council tax band E / EPC Rating D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	78
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 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
Downstairs W.C
Lounge
14'4 x 12'1 (4.37m x 3.68m)

Dining Room
15'4 x 9'4 (4.67m x 2.84m)

Kitchen
9'4 x 18'8 (2.84m x 5.69m)

Landing
Bedroom
16'8 x 9'0 (5.08m x 2.74m)

Bedroom
14'6 x 9'3 (4.42m x 2.82m)

Bedroom
9'5 x 11'6 (2.87m x 3.51m)

Bedroom
7'1 x 9'1 (2.16m x 2.77m)

Bedroom
11'0 x 6'10 (3.35m x 2.08m)

Bathroom
Garden

Garage
15'7 x 9'2 (4.75m x 2.79m)

Off street parking

