



EST 1973
Paul Meakin £485,000 Foxearth Road, South Croydon, CR2 8EL
 ESTATE AGENTS



Approximate total area⁽¹⁾
 1090 ft²
 101.2 m²
 Balconies and terraces
 20 ft²
 1.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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 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

- Porch
- Hallway
- Kitchen 9'10 x 6'10 (3.00m x 2.08m)
- Living Room 10'11 x 11'3 (3.33m x 3.43m)
- Reception Room 13;9 x 11'5 (3.96m;2.74m x 3.48m)
- Dining Room 9'5 x 17'5 (2.87m x 5.31m)
- Landing
- Bedroom One 13'2 x 11'5 (4.01m x 3.48m)
- Bedroom Two 11'11 x 11'5 (3.63m x 3.48m)
- Bedroom Three 8'7 x 6'10 (2.62m x 2.08m)
- Bathroom
- Separate W.C
- Garden
- Off Street Parking



Nestled in a sought-after location just moments from the high street and excellent transport links, this CHAIN FREE 3-bedroom semi-detached home offers a rare opportunity to create your dream space in a truly exceptional setting.

Boasting three versatile reception rooms, this property provides ample space for both relaxing and entertaining, with plenty of scope to reconfigure or modernise to suit your lifestyle. The generous layout is perfect for growing families or those looking for flexible work-from-home options.

At the rear, a large private garden offers a peaceful retreat, backing directly onto the scenic Littleheath Woods—ideal for nature lovers and dog walkers alike. Off-street parking adds further convenience, while the property's enviable location ensures easy access to shops, schools, parks, and transport.

This is a fantastic opportunity to put your own stamp on a well-located home with excellent potential, both inside and out.

Don't miss your chance to view this exciting home with endless potential. Contact us today to arrange a viewing.

- Two Reception Rooms
- Fitted Kitchen
- Fitted Bathroom
- Garden
- Off Street Parking

