



Entrance Hall	Landing	Garden
Kitchen	Bedroom One	Garage en bloc
11'11 x 7'1 (3.63m x 2.16m)	10'7 x 13'8 (3.23m x 4.17m)	
Living Room	Bedroom Two	
18'0 x 13'7 (5.49m x 4.14m)	11'4 x 7'4 (3.45m x 2.24m)	
Ground Floor W.C	Bedroom Three	
Reception Room	8'3 x 6'0 (2.51m x 1.83m)	
26'11 x 13'9 (8.20m x 4.19m)	Shower Room	

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 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 Sorrel Bank, Croydon, CR0 9LW



Tucked away in the quiet area of Sorrel Bank, Linton Glade, Croydon, this delightful end terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The versatile garden room can easily serve as a fourth bedroom or a tranquil reception room, catering to your lifestyle needs.

Upon entering, you are greeted by a spacious reception room that provides ample space for relaxation and entertaining. The refitted kitchen is a standout feature, boasting contemporary finishes and functionality, making it a joy to prepare meals. Additionally, the convenience of a downstairs w.c enhances the practicality of this home.



The paved rear garden offers a low-maintenance outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. For those with vehicles, the property includes a garage en bloc, providing secure parking and extra storage.

This residence is not only a comfortable home but also a wonderful opportunity to enjoy the vibrant community of Croydon. With its excellent transport links, local amenities and variety of schools, you will find everything you need within easy reach. This property truly represents a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood.



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	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

