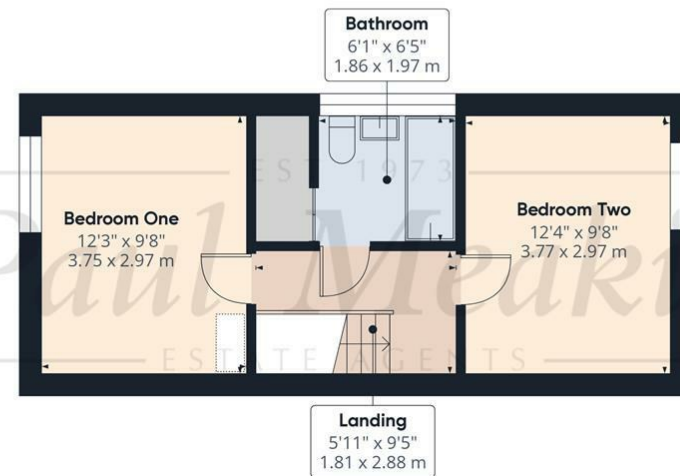
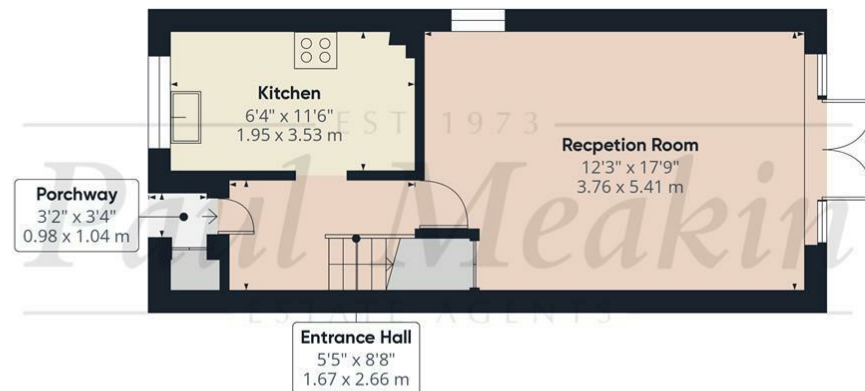




Approximate total area⁽¹⁾
680.6 ft²
63.23 m²

Balconies and terraces
10.87 ft²
1.01 m²

(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.

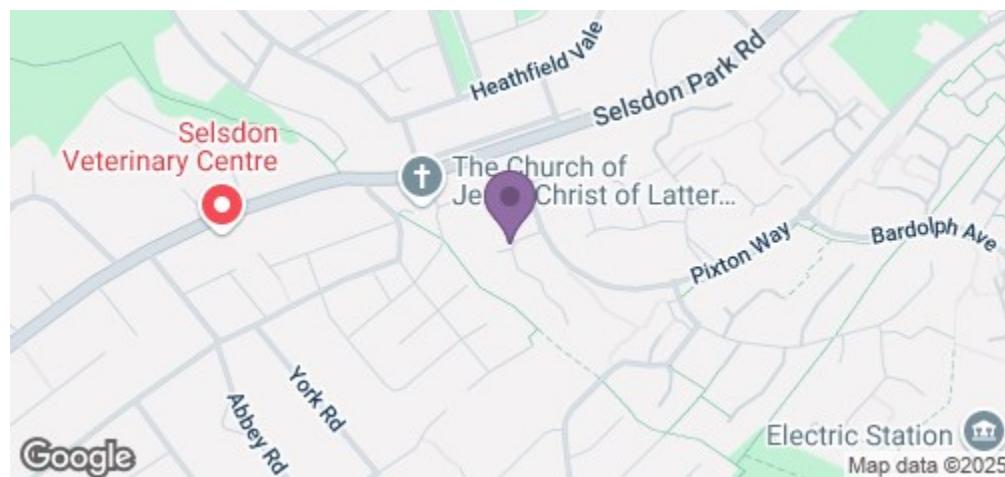
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C		64
(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 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 **£375,000** Ladygrove, Croydon, CR0 9LR
ESTATE AGENTS

Paul Meakin are delighted to present this well-presented two-bedroom end-of-terrace home, ideally situated in the sought-after Ladygrove area on Pixton Way.

This charming property features a welcoming entrance hall, a modern separate kitchen, and a spacious reception room that opens directly onto a beautifully landscaped rear garden — perfect for entertaining or relaxing.

Upstairs, you'll find two generously sized double bedrooms and a well-appointed family bathroom. The end-of-terrace position enhances privacy and allows for an abundance of natural light, creating a bright and airy living environment throughout.

Ladygrove is known for its strong sense of community and excellent local amenities, making it an ideal choice for families and professionals alike. Residents benefit from proximity to shops, well-regarded schools, and picturesque parks. This home combines comfort, convenience, and community — an excellent opportunity for first-time buyers, downsizers, or investors.

The property enjoys superb transport links, with nearby tram services providing direct routes into London, as well as frequent bus services — including the 64 and 433 — offering easy access into Croydon. For those who commute by rail, several mainline stations are within reach, including Riddlesdown, Purley Oaks, Sanderstead, and South Croydon. The M25 and M23 motorways can be accessed via Godstone, providing excellent connectivity to Gatwick Airport, the south coast, and Bluewater Shopping Centre. The local area also offers a wide array of amenities, such as shops, cafes, and restaurants on Selsdon High Street — home to Sainsbury's and Costa — while outdoor enthusiasts will appreciate the nearby Selsdon Recreation Ground, National Trust Bird Sanctuary, and Farleigh Common with its scenic walking routes. Families will also benefit from being close to several reputable schools, including the highly regarded Greenvale Primary School on Selsdon Vale.

- Well-presented two-bedroom end-of-terrace home
- Spacious reception room
- Modern separate kitchen
- Two generous double bedrooms
- Light and airy throughout
- End-of-terrace position offering increased privacy
- Located in a friendly, community-focused neighbourhood
- Excellent transport links
- Easy access to green spaces
- Within catchment for highly regarded schools

Porchway
3'2" x 3'4" (0.98 x 1.04)

Entrance Hall
5'5" x 8'8" (1.67 x 2.66)

Kitchen
6'4" x 11'6" (1.95 x 3.53)

Reception Room
12'4" x 17'8" (3.76 x 5.41)

Landing
5'11" x 9'5" (1.81 x 2.88)

Bedroom One
12'3" x 9'8" (3.75 x 2.97)

Bedroom Two
12'4" x 9'8" (3.77 x 2.97)

Bathroom
6'1" x 6'5" (1.86 x 1.97)

Garden

