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Approximate total area(1)
1118 ft²
103.9 m²

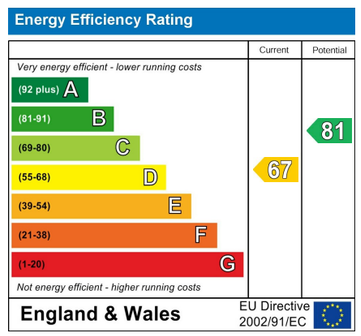
Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



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



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£465,000 Greville Avenue, South Croydon, CR2 8NN





Situated within in a tranquil cul-de-sac on Greville Avenue, South Croydon, this charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property has been thoughtfully extended, providing ample living space for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a spacious living room that seamlessly flows into a dining area, creating an inviting atmosphere perfect for both relaxation and entertaining. The fitted kitchen is well-equipped, offering views of the garden.

The three bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The fitted bathroom caters to the needs of the household.

Outside, the rear garden presents a lovely outdoor space with far reaching views across Selsdon, ideal for enjoying sunny days or hosting gatherings with friends and family. Additionally, the property boasts a garage with side access and off-street parking for two cars, ensuring that your vehicles are secure and easily accessible.

This home is perfectly situated, offering a serene environment while still being within reach of local amenities and transport links less than 0.4 miles away. As well as private and state schools and Selsdon recreational ground being at the end of the road. It is an excellent opportunity for those looking to settle in a friendly neighbourhood. There is also great scope to extend (STPP). Do not miss the chance to make this house your new home.

selsdon@paulmeakin.co.uk | 020 8651 1234 | www.paulmeakin.co.uk

Entrance Hall

Living Room
11'11 x 22'5 (3.63m x 6.83m)

Reception Room
12'3 x 9'0 (3.73m x 2.74m)

Kitchen
8'0 x 22'6 (2.44m x 6.86m)

Landing

Bedroom
8'11 x 14'4 (2.72m x 4.37m)

Bedroom
8'3 x 11'4 (2.51m x 3.45m)

Bedroom
11'10 x 7'9 (3.61m x 2.36m)

Bathroom

Garden

Garage
8'3 x 16'3 (2.51m x 4.95m)

Off Street Parking














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