

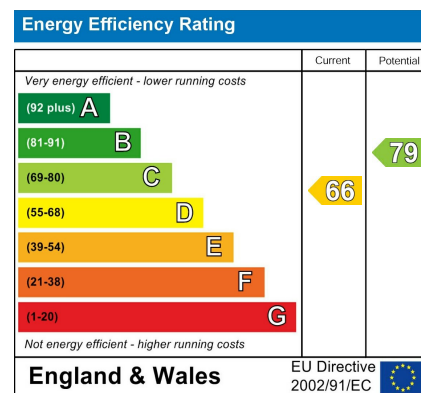
- Porch
- Entrance Hall
- Downstairs W.C
- Living Room
15'3 x 13'3 (4.65m x 4.04m)
- Kitchen/Diner
14'3 x 20'3 (4.34m x 6.17m)
- Conservatory
8'6 x 16'4 (2.59m x 4.98m)
- Reception Room/Bedroom
22'4 x 8'4 (6.81m x 2.54m)
- Landing
- Bedroom
14'1 x 9'8 (4.29m x 2.95m)
- Ensuite Shower Room
- Bedroom
12'7 x 12'2 (3.84m x 3.71m)
- Bedroom
8'7 x 7'4 (2.62m x 2.24m)
- Bathroom
- Landing
- Bedroom
10'6 x 16'0 (3.20m x 4.88m)
- Bedroom
9'8 x 10'9 (2.95m x 3.28m)
- Bathroom
- Sun Deck
- Garden
- Off Street Parking

TAX BAND: £

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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



VIRTUAL TOUR:



Offers In Excess Of £700,000 Queenhill Road, South Croydon, CR2 8DW



Paul Meakin are proud to present this beautifully extended and exceptionally well-presented five/six bedroom semi-detached family home, offering over 1,800 sq ft of versatile living space across three floors.

This impressive home features a spacious open-plan kitchen/dining area measuring 14'3 x 20'3 — the perfect hub for family living and entertaining — along with a separate living room and a bright conservatory that opens onto a landscaped rear garden complete with a raised sun deck. A versatile additional reception room on the ground floor provides flexibility as a sixth bedroom, home office, or playroom.

Upstairs, the property offers five generously sized double bedrooms, including a master with a modern en-suite, and a stylishly refitted family bathroom. Externally, the home benefits from off-street parking and a well-maintained, private rear garden designed for relaxation and outdoor enjoyment.

Adding to the home's appeal is its superb location, offering excellent access to a wide range of local and surrounding amenities. Several mainline railway stations are nearby, providing direct links into London via different lines. Frequent bus services connect Croydon, Purley, Sanderstead, and Warringham, while shopping facilities can be found at Selsdon, Croydon, Purley, and Sanderstead Village.

Families will appreciate the outstanding choice of state and private schools for all ages in the area, including Croydon High School for Girls, Greenvale Primary School, Royal Russell, Whitgift, and Trinity School.

For those who travel regularly, junction 6 of the M25/M23 at Godstone is within easy reach, offering convenient access to Gatwick Airport, the south coast, and Bluewater Shopping Centre.

This is a fantastic opportunity to secure a spacious, stylish, and well-located family home — early viewing is highly recommended.



