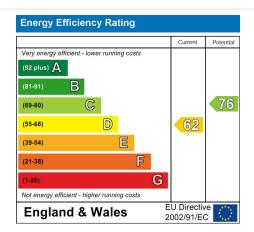
Paul Meakin ESTATE AGENTS



Ground Floor





TAX BAND: C

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



Approximate total area⁽¹⁾

73.5 m²

12 ft² 1.1 m²



Paul Meakin

£360,000 Witley Crescent, Croydon, CR0 0RQ

(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



A three-bedroom semi-detached family home offering spacious accommodation and excellent potential throughout. The property comprises two generous reception rooms, kitchen, and a shower room. All three bedrooms are well-proportioned, making it an ideal layout for family living. Externally, the home benefits from a large private garden, perfect for outdoor use.

Please note, the property requires full renovation, presenting a fantastic opportunity for buyers looking to refurbish and personalise a home to their own specifications.



Conveniently located with excellent transport links via tram and bus, and within close proximity to highly regarded local schools—this is a prime opportunity for families, investors, or those seeking a project in a well-connected area.

Entrance hall 12'9" x 5'11" (3.89 x 1.81)

Living Room 12'9" x 12'6" (3.89 x 3.83)

Dining Room 9'2" x 9'2" (2.81 x 2.81)

Kitchen 9'3" x 9'1" (2.84 x 2.79)

Landing **Bedroom One** 12'10" x 10'0" (3.92 x 3.05)

Bedroom Two 9'4" x 11'0" (2.85 x 3.36)

Bedroom Three 7'10" x 8'8" (2.41 x 2.65)

Bathroom 5'6" x 7'7" (1.69 x 2.33)

Garden

VIEWING NOTES







- Three sizeable bedrooms
- Chain Free
- Ready to make your own
- Prime Location for local amenities and transport







