

Entrance Hall

W/C

Kitchen

8'4 x 13'5 (2.54m x 4.09m)

Breakfast Room

10'7 x 8'2 (3.23m x 2.49m)

Reception Room/Bedroom
10'9 x 10'5 (3.28m x 3.18m)

Dining Area

10'11 x 16'0 (3.33m x 4.88m)

Living Room

10'10 x 13'0 (3.30m x 3.96m)

Landing

Bedroom

10'10 x 14'1 (3.30m x 4.29m)

Bedroom

10'9 x 8'2 (3.28m x 2.49m)

Bedroom

6'7 x 10'3 (2.01m x 3.12m)

Bathroom

Garden

Garage

Storage Space

Off Street Parking

TAX BAND: F

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



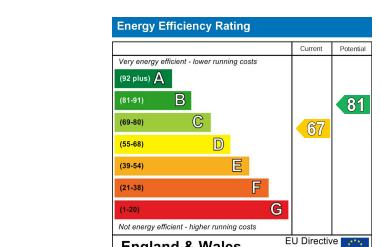
EST 1973
Paul Meakin
ESTATE AGENTS

Approximate total area⁽¹⁾
1198.94 ft²
111.39 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.

GIRAFFE360



£830,000 Farley Road, South Croydon, CR2 7NQ

Paul Meakin are delighted to welcome to the market this beautiful three/four bedroom detached family home which internally benefits from an impressive dining area leading on to living room, refitted kitchen/breakfast room, separate reception room which could also be used as a forth bedroom, useful w/c, master bedroom measuring 10'10 x 14'1, refitted family bathroom, double glazed windows throughout and gas central heating via radiators, with underfloor heating downstairs. Externally the property benefits from a large South Easterly facing landscaped rear garden with storage sheds and side access into the single garage, there is also off street parking for multiple cars. This property is conveniently located for both the 64 & 433 bus services to surrounding areas, both state and private schools, local amenities and shops and surrounding woodland. This property would also lend itself to further extensions (STPP), so call now to appreciate size, standard and location. Freehold/ Croydon council tax band F / EPC D.

