



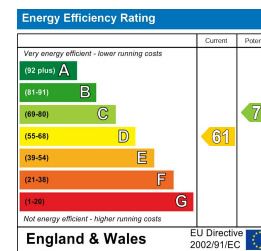
EST 1973  
**Paul Meakin** ESTATE AGENTS  
 Offers In Excess Of £500,000 Palace Green, Croydon, CR0 9AG



- Entrance Hall
- Living Room  
12'4" x 14'0" (3.76m x 4.27m)
- Dining Room  
11'11" x 12'4" (3.63m x 3.76m)
- Kitchen  
8'5" x 8'4" (2.57m x 2.54m)
- Landing
- Bedroom One  
9'10" x 14'6" (3.00m x 4.42m)
- Bedroom Two  
9'8" x 12'4" (2.95m x 3.76m)
- Bedroom Three  
6'7" x 7'11" (2.01m x 2.41m)
- Bathroom
- Garden
- Garage
- 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 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



\*OPEN DAY SATURDAY 16TH MAY\*

In the desirable cul de sac of Palace Green, Croydon, this charming three-bedroom house presents an excellent opportunity for those looking to create their dream home. While the property is in need of updating, it offers a solid foundation for renovation, extending (STPP) and personalisation to suit your tastes.

You will find a fitted kitchen that provides ample space for culinary adventures, two well sized reception rooms, alongside a four-piece family bathroom that caters to the needs of a growing household. The layout of the home is both practical and inviting, making it an ideal setting for family life.

One of the standout features of this property is the beautiful mature rear garden, which offers a tranquil retreat for relaxation or entertaining. The outdoor space is perfect for gardening enthusiasts or families looking to enjoy the fresh air. Additionally, the property benefits from a detached garage and off-street parking, providing convenience and security for your vehicles.

This house is not just a property; it is a canvas awaiting your creative touch. With its prime location for both transport links and local amenities, the potential for transformation, it is a rare find in the Croydon area. Whether you are a first-time buyer or looking to invest, this home offers a wonderful opportunity to establish roots in a vibrant community. Do not miss the chance to make this house your own.



