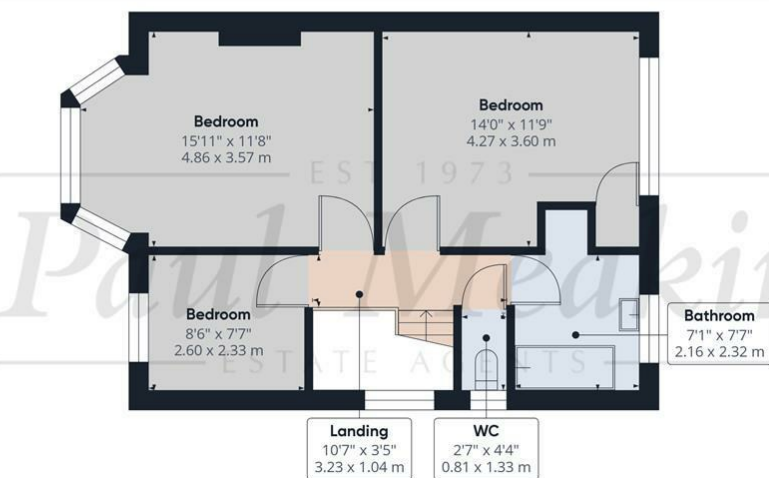


Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1212.87 ft<sup>2</sup>  
112.68 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

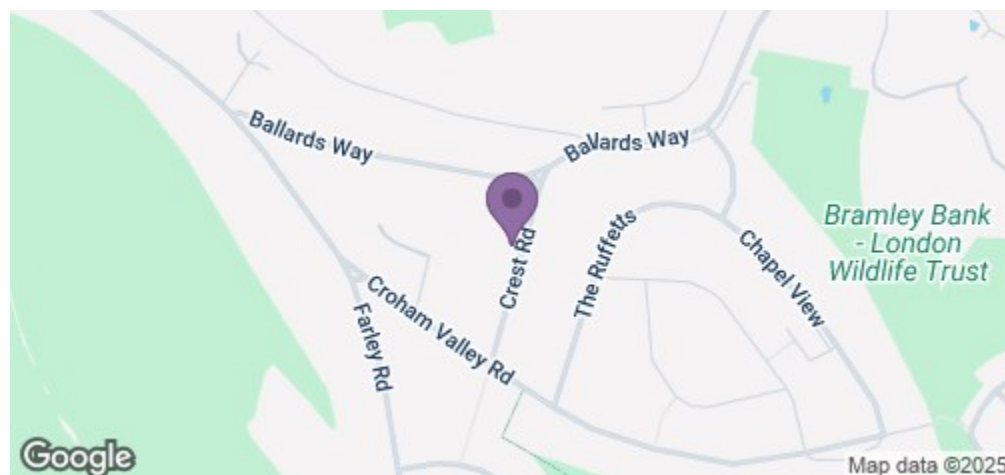


EST 1973  
**Paul Meakin** £715,000 Crest Road, South Croydon, CR2 7JQ  
ESTATE AGENTS

Paul Meakin are delighted to market this stunning 'Chain Free' 1930's extended family home, this larger than average three bedroom property is not only ready to move into to enjoy the spacious accommodation but the plot boasts the scope to extend STPP. Houses in this road always attract attention and this one is not to be missed. Having been refurbished the ground floor space has the wow factor, high ceiling, large windows giving natural light, the rear extension enjoying direct access and secluded outlook on to the mature rear garden, the kitchen has been refitted with built in appliances, the first floor provides good sized bedrooms and a refitted family bathroom. This is the perfect purchase for buyers looking for a property to grow with them for years to come by maximizing the plots potential. The property is located in a prime residential road close to all local amenities and with access to main line stations and the tram link with frequent services to London. The area provides numerous schools both state and independent and local countryside with a nature reserve within two miles from the property. Comprehensive shopping facilities can be located in Selsdon with three high street supermarkets and a variety of restaurants also in near by South Croydon.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

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 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

Please note that some rooms in this property have been virtually staged. The furnishings and décor shown are for illustrative and marketing purposes only.



- Chain Free
- Extended three bedroom
- Refurbished throughout
- Larger style 1930's
- Large plot to extend further STPP
- Refitted kitchen
- Refitted bathroom
- Large secluded garden
- Off street parking
- Another entrusted to Paul Meakin

Entrance Hall

Living Room  
29'6" x 11'11" (9.01 x 3.64)

Dining Room  
10'4" x 15'10" (3.15 x 4.84)

Kitchen  
13'0" x 7'8" (3.97 x 2.34)

Landing

Bedroom One  
15'11" x 11'8" (4.86 x 3.57)

Bedroom Two  
14'0" x 11'9" (4.27 x 3.60)

Bedroom Three  
8'6" x 7'7" (2.60 x 2.33)

Bathroom

WC

Garden

Garage

Driveway

