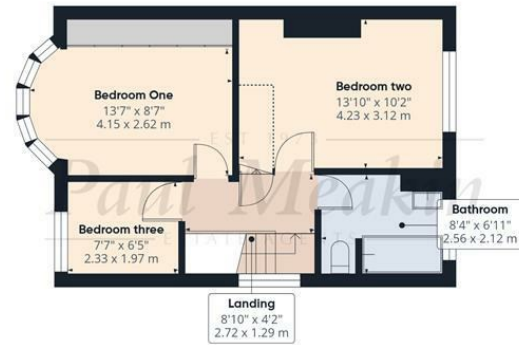




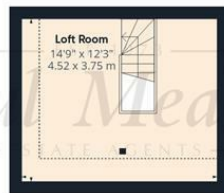
EST 1973
Paul Meakin £525,000 Abbey Road, South Croydon, CR2 8NJ
 ESTATE AGENTS



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1143 ft²
 106.2 m²
 Reduced headroom
 57 ft²
 5.3 m²

(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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: E

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



Paul Meakin are pleased to welcome to the market this CHAIN FREE semi-detached home. With three spacious reception rooms, this property offers ample space for both relaxation and entertaining. The well-proportioned living areas are perfect for creating a warm and inviting atmosphere, making it an ideal home for gatherings with friends and family.

The residence boasts three comfortable bedrooms, providing a peaceful retreat for rest and rejuvenation. Each room is designed to maximise natural light, ensuring a bright and airy feel throughout the home. The single bathroom is conveniently located, catering to the needs of the household with ease.

For those with vehicles, the property includes parking for one vehicle, adding to the convenience of living in this sought-after location. Abbey Road is known for its friendly community and proximity to local amenities, including shops, schools, and parks, making it a perfect choice for families.

This semi-detached house is a wonderful blend of comfort and practicality, offering a fantastic opportunity to create lasting memories in a lovely neighbourhood. Whether you are looking to settle down or invest, this property is certainly worth considering.

Hallway
11'8" x 5'7" (3.56 x 1.71)



Reception room
11'2" x 11'5" (3.42 x 3.49)



Kitchen
13'6" x 6'9" (4.13 x 2.08)

Reception Room
13'10" x 10'2" (4.24 x 3.12)



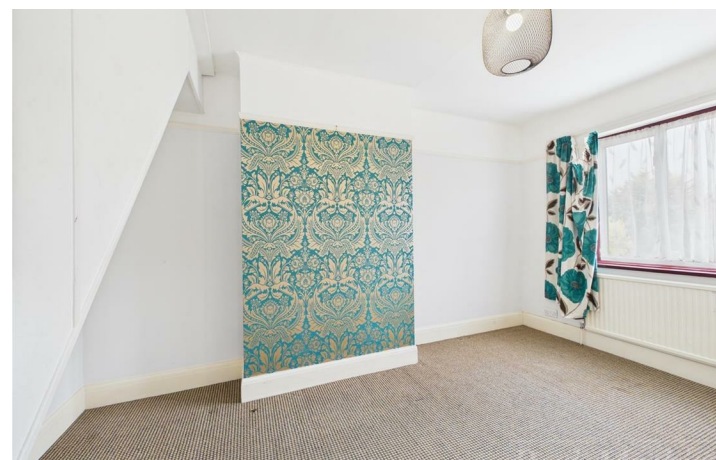
Sunroom
11'2" x 10'0" (3.42 x 3.06)

Landing
8'11" x 4'2" (2.72 x 1.29)

Bedroom One
13'7" x 8'7" (4.15 x 2.62)

Bedroom two
13'10" x 10'2" (4.23 x 3.12)

Bedroom three
7'7" x 6'5" (2.33 x 1.97)



Bathroom
8'4" x 6'11" (2.56 x 2.12)

Loft room
14'9" x 12'3" (4.52 x 3.75)

