

Entrance Hall  
Downstairs W.C  
Living Room  
12'6 x 21'7 (3.81m x 6.58m)  
Sunroom  
11'3 x 10'10 (3.43m x 3.30m)  
Dining Room  
13'8 x 11'8 (4.17m x 3.56m)  
Kitchen  
9'10 x 10'6 (3.00m x 3.20m)  
Walkway  
Landing  
Bedroom  
11'9 x 11'7 (3.58m x 3.53m)  
Ensuite  
Bedroom  
12'3 x 13'1 (3.73m x 3.99m)  
Bedroom  
9'11 x 10'8 (3.02m x 3.25m)  
Ensuite shower room  
Bedroom  
8'1 x 8'2 (2.46m x 2.49m)  
Bathroom  
Garden  
Garage  
9'2 x 19'0 (2.79m x 5.79m)  
Off Street Parking



TAX BAND: G

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



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

£795,000 Croham Valley Road, South Croydon, CR2 7NB

Offered to the market with NO ONWARD CHAIN is this impressive four bedroom detached family home which is situated on a desirable road and backing on to the popular Croham Hurt Golf Course with direct access from the garden. Internally the property benefits from three separate reception rooms including conservatory, fitted kitchen, useful downstairs cloakroom, covered utility area, two ensuite bathrooms, refitted family bathroom, large south westly facing mature garden with air raid shelter, garage and off street parking for several cars. South and East croydon stations are easily accessed via bus services close by, with a variety of good private and state schools, local woodland, shops and amenities. Call now to appreciate the full potential this home has to offer. Freehold/ Croydon council tax band G / EPC D.



