



**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
 849 ft<sup>2</sup>  
 79 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

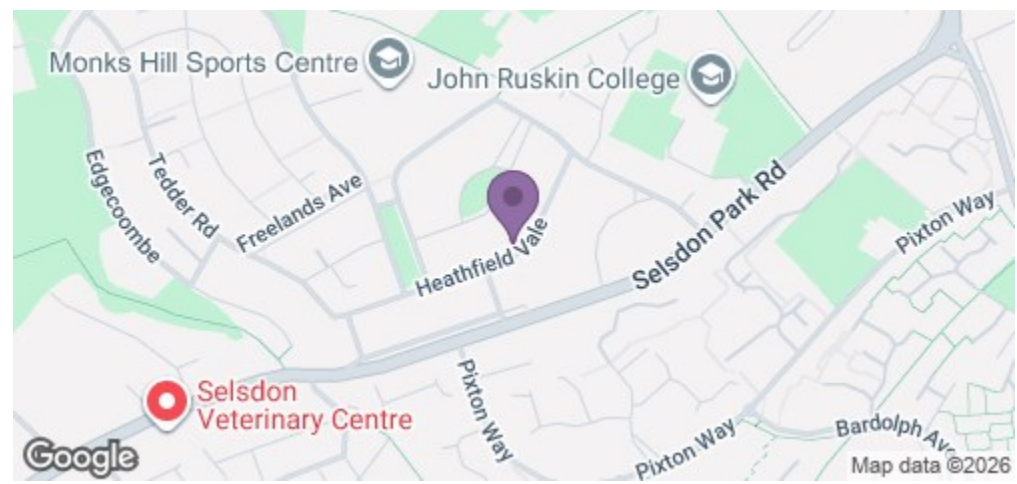
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EST 1973  
**Paul Meakin** £410,000 Heathfield Vale, South Croydon, CR2 8AE  
 ESTATE AGENTS

Welcomed to the market is this Concrete construction three bedroom semi detached family home which is situated on a popular residential road and being conveniently located for bus services to surround areas, Gravel Hill tram link, local amenities and both primary and secondary schools.

Internally the property benefits from two reception rooms, fitted kitchen and bathroom, three good sized bedrooms and both front and rear gardens.

There is also double glazed windows, shutter blinds and gas central heating via radiators. Call now to avoid disappointment.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	66

England & Wales EU Directive 2002/91/EC

TAX BAND: D

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

Porch

Hallway

Kitchen

10'2 x 9'7 (3.10m x 2.92m)

Living Room

13'1 x 12'6 (3.99m x 3.81m)

Dining Room

Landing

Bedroom One

11'3 x 10'5 (3.43m x 3.18m)

Bedroom Two

10'2 x 11'1 (3.10m x 3.38m)

Bedroom Three

8'2 x 8'5 (2.49m x 2.57m)

Bathroom

Garden

Storage Room

