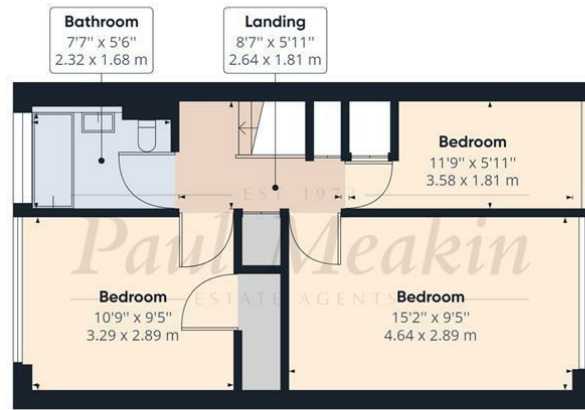


Ground Floor



Floor 1



Approximate total area⁽¹⁾
 921.10 ft²
 85.57 m²

Reduced headroom
 15.28 ft²
 1.42 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

EST 1973
Paul Meakin Offers In Excess Of £400,000 Friarswood, Croydon, CR0 9JL
 ESTATE AGENTS



Beautifully Presented Three-Bedroom Home in Peaceful Cul-de-Sac Setting

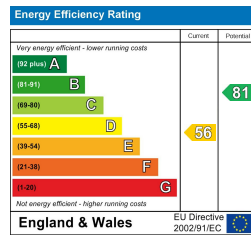
We're delighted to present this exceptionally well-maintained and stylish three-bedroom mid-terrace family home, ideally located in a quiet cul-de-sac within the popular Forestdale area. Enjoying a prime position, the property offers convenient access to both the 64 and 433 bus routes, Forestdale Primary School, and a variety of scenic woodland walks.

The interior has been thoughtfully updated throughout and features a modern refitted family bathroom, a downstairs cloakroom, and an impressive open-plan kitchen/dining area that flows seamlessly into a bright and welcoming living room—perfect for both day-to-day living and entertaining.

Upstairs, you'll find three generously sized bedrooms, while additional benefits include gas central heating via radiators, double glazing throughout, and a beautifully landscaped rear garden offering a peaceful outdoor retreat. The property also comes with a garage en bloc, providing secure parking or extra storage. Please note there is a service charge of approx £50 per month.

A fantastic turn-key home in a family-friendly neighbourhood—early viewing is highly recommended.

- | | |
|--|--|
| Hallway
6'9" x 5'11" (2.08 x 1.82) | Bedroom One
15'2" x 9'5" (4.64 x 2.89) |
| WC
4'11" x 5'9" (1.52 x 1.77) | Bedroom Two
10'9" x 9'5" (3.29 x 2.89) |
| Living Room
17'10" x 15'9" (5.44 x 4.82) | Bedroom Three
11'8" x 5'11" (3.58 x 1.81) |
| Kitchen/diner
10'8" x 15'9" (3.27 x 4.81) | Bathroom
7'7" x 5'6" (2.32 x 1.68) |
| Landing
8'7" x 5'11" (2.64 x 1.81) | Garden |
| | Garage en bloc |



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 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

- Stunning three bedroom family home
- Extremely well presented throughout
- Open-plan kitchen/diner flowing into spacious living room
- Refitted modern family bathroom
- Useful large downstairs WC
- Landscaped rear garden – ideal for relaxing or entertaining
- Garage en bloc for secure parking or storage
- Quiet cul-de-sac location in Forestdale
- Close to Forestdale Primary School & surrounding woodland
- Convenient for 64 & 433 bus routes

