



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	
EU Directive 2002/91/EC	

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

EST 1973
Paul Meakin ESTATE AGENTS
 Offers In Excess Of £600,000 Farnborough Crescent, South Croydon, CR2 8HA

- Open plan kitchen/diner
- Downstairs cloakroom
- Another Property Entrusted To Paul Meakin
- Separate lounge
- Integral garage

OPEN DAY SATURDAY 7TH MAY Welcomed to the market is this extended five bedroom semi detached family home which is conveniently located for frequent bus services, Gravel Hill Tramstop which can be accessed via Conker Alley and primary, secondary and colleges close by. Internally the property benefits from an impressive and refitted open plan kitchen/diner with Bi-folding doors, separate reception room, useful downstairs cloakroom, refitted family bathroom, gas central heating via radiators, hi-efficiency boiler which is 6 months old, large rear garden, integral garage and off street parking for multiple cars. Call now to appreciate size, standard and location.



ENTRANCE HALL
7'4" x 19'4" (2.24 x 5.89)

DOWNSTAIRS WC
7'6" x 6'3" (2.29 x 1.91)

LIVING ROOM
20'1" x 13'2" (6.12 x 4.01)

KITCHEN
12'7" x 13'5" (3.84 x 4.09)

DINING ROOM
11'8" x 17'11" (3.56 x 5.46)

LANDING
11'11" x 4'4" (3.64 x 1.31)

BEDROOM ONE
10'10" x 11'5" (3.29 x 3.48)

BEDROOM TWO
11'0" x 12'0" (3.36 x 3.65)

BEDROOM THREE
8'2" x 8'10" (2.49 x 2.7)

BEDROOM FOUR
9'7" x 10'1" (2.91 x 3.08)

BEDROOM FIVE / STUDY
6'2" x 5'4" (1.89 x 1.63)

BATHROOM
9'6" x 5'6" (2.89 x 1.68)

GARDEN

GARAGE
14'5" x 23'11" (4.39 x 7.29)

OFF STREET PARKING

