



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

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

