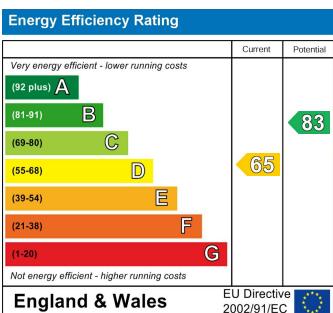


EST 1973  
**Paul Meakin**

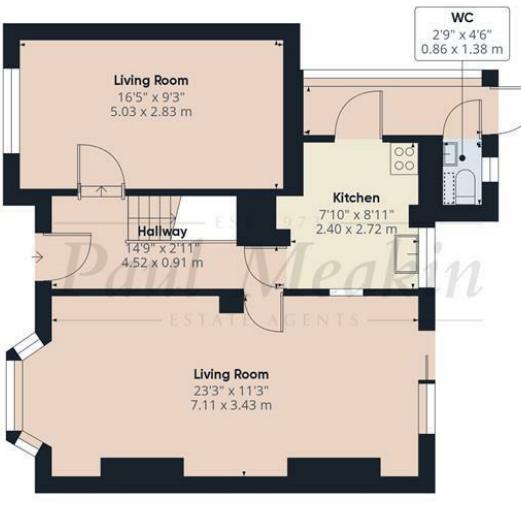


Floor 2



TAX BAND: F

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



Ground Floor

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Approximate total area<sup>sq</sup>  
1168.48 ft<sup>2</sup>  
108.56 m<sup>2</sup>

Reduced headroom  
1.3 ft<sup>2</sup>  
0.12 m<sup>2</sup>

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.

GIRAFFE360

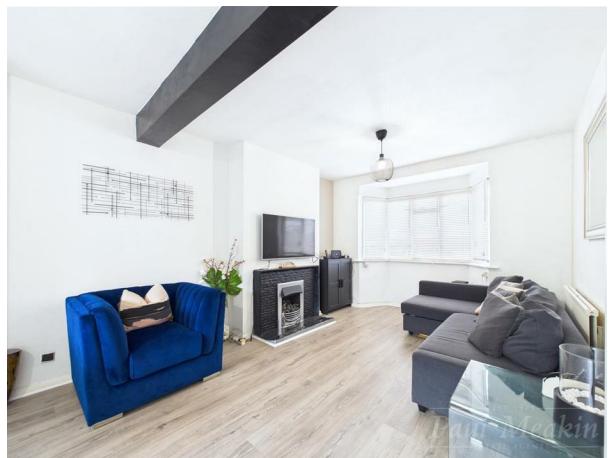


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Offers In Excess Of £520,000

Crossways, South Croydon, CR2 8IP

Welcome to the market is this extended three/four bedroom semi-detached family home which internally offers a fitted kitchen and bathroom, living room measuring 23'3 x 11'3, separate reception room which could be used as a bedroom, downstairs cloakroom, large rear garden, single garage and off street parking for two cars via the newly paved driveway. This property also has planning for a side and rear extension until February 2026. Perfectly located With Gravel Hill tramstop, frequent bus services, Forestdale's local shops and amenities and Addington Park close by, this property warrants your earliest viewing. Call now! Freehold/ Croydon Council tax band F / EPC D.



Hallway  
14'9" x 2'11" (4.52 x 0.91 )

Kitchen  
7'10" x 8'11" (2.40 x 2.72 )

Reception Room  
16'6" x 9'3" (5.03 x 2.83 )

Living Room  
23'3" x 11'3" (7.11 x 3.43)

WC  
2'9" x 4'6" (0.86 x 1.38 )

Landing  
7'10" x 3'6" (2.39 x 1.09)

Bedroom  
12'9" x 9'1" (3.91 x 2.78 )

Bedroom  
11'10" x 10'6" (3.63 x 3.22)

Bedroom  
6'8" x 6'7" (2.05 x 2.01)

Bathroom  
7'10" x 6'1" (2.40 x 1.87)

Garden

Garage  
17'1" x 9'5" (5.21 x 2.88)

Off Street Parking

