



EST 1973
Paul Meakin £690,000 Hollingsworth Road, Croydon, CR0 5RP
 ESTATE AGENTS

Ground Floor

- Kitchen: 14'0" x 8'8" (4.28 x 2.66 m)
- Dining Room: 14'0" x 12'2" (4.27 x 3.71 m)
- Living Room: 19'9" x 11'11" (6.04 x 3.64 m)
- Utility Room: 5'5" x 8'7" (1.65 x 2.62 m)
- WC: 5'5" x 6'1" (1.66 x 1.88 m)
- Entrance Hall: 8'1" x 8'9" (2.47 x 2.68 m)
- Garage: 17'11" x 15'0" (5.48 x 4.59 m)

Floor 1

- Bedroom Two: 10'10" x 12'0" (3.32 x 3.67 m)
- Bedroom Three: 10'10" x 8'9" (3.31 x 2.69 m)
- Bedroom One: 14'0" x 11'11" (4.29 x 3.64 m)
- Bedroom Four: 8'8" x 9'10" (2.65 x 3.00 m)
- Bathroom: 5'6" x 7'3" (1.70 x 2.22 m)
- Ensuite Bathroom: 5'7" x 7'1" (1.71 x 2.18 m)
- Landing: 2'10" x 12'0" (0.87 x 3.67 m)

Approximate total area⁽¹⁾
 1647 ft²
 152.9 m²

(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.

GIRAFFE360



Welcomed to the market this chain free attractive four-bedroom detached family home, peacefully positioned within a quiet no-through road.

This well-presented property offers two bright and spacious reception rooms, ideal for both entertaining and everyday family living. The generous kitchen features ample workspace and room for a breakfast table, complemented by a separate utility room and additional storage space.

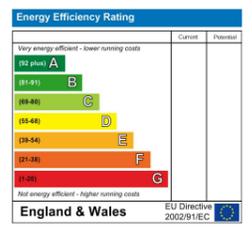
Upstairs, the main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are well-proportioned and served by a family bathroom.

Externally, the property enjoys a lovely terrace overlooking a well-maintained private garden — perfect for outdoor dining and relaxation. A private driveway and large garage provide excellent parking and storage.

Hollingsworth Road is located just off Ballards Way, approximately a 10-minute walk from Coombe Lane tram stop. The property is also within minutes of the highly regarded Royal Russell School, as well as the beautiful open spaces of Coombe Woods and Bramley Bank Nature Reserve. Coombe Lane tram offers convenient access to East Croydon Station, making this an ideal home for commuters travelling into London.



Entrance Hall 8'1" x 8'9" (2.47 x 2.68)	Downstairs WC 5'5" x 6'2" (1.66 x 1.88)	Bedroom Two 10'10" x 12'0" (3.32 x 3.67)
Living Room 19'9" x 11'11" (6.04 x 3.64)	Garage 17'11" x 15'0" (5.48 x 4.59)	Bedroom Three 10'10" x 8'9" (3.31 x 2.69)
Dining Room 14'0" x 12'2" (4.27 x 3.71)	Landing 2'10" x 12'0" (0.87 x 3.67)	Bedroom Four 8'8" x 9'10" (2.65 x 3.00)
Kitchen 14'0" x 8'8" (4.28 x 2.66)	Bedroom One 14'0" x 11'11" (4.29 x 3.64)	Bathroom 5'6" x 7'3" (1.70 x 2.22)
Utility Room 5'4" x 8'7" (1.65 x 2.62)	Ensuite Bathroom 5'7" x 7'1" (1.71 x 2.18)	Garden



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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

- Attractive four-bedroom detached family home
- Peacefully positioned on a quiet no-through road
- Two bright and spacious reception rooms
- Large kitchen
- Separate utility room
- Ample storage throughout
- Main bedroom with en-suite shower room
- Private terrace and well-maintained garden
- Driveway and large garage
- Close to excellent schools, tram links and open green spaces

