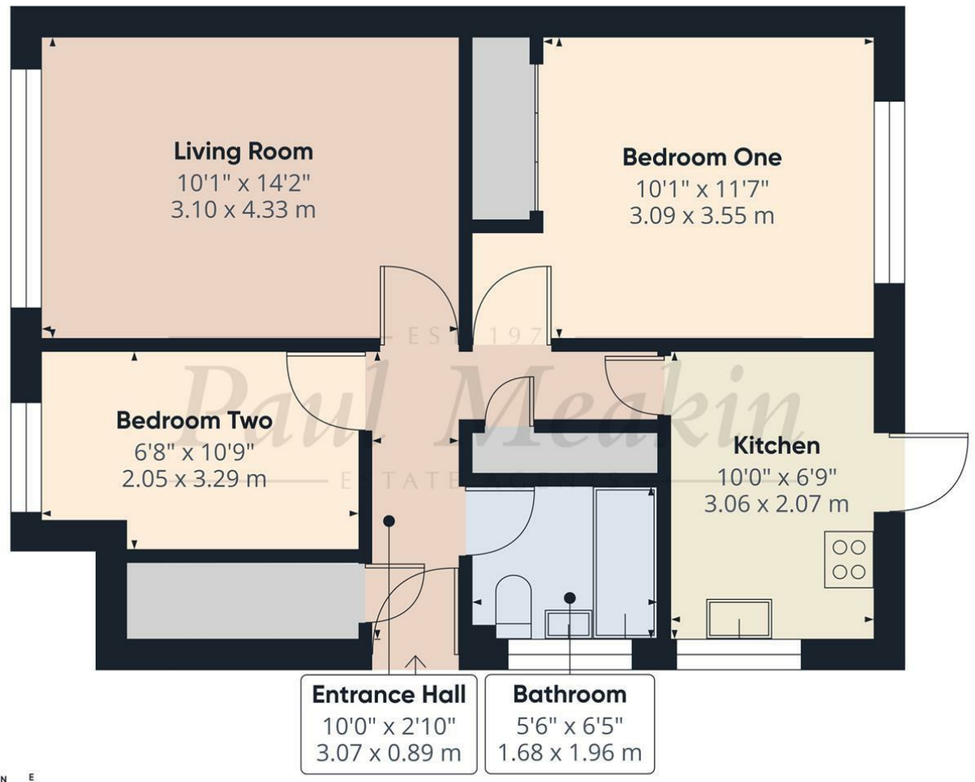
EST 1973
Paul Meakin
ESTATE AGENTS



Approximate total area(1)
551 ft²
51.2 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



EST 1973 Paul Meakin ESTATE AGENTS £280,000 Swallowdale, South Croydon, CR2 8SJ





A well-presented two bedroom ground floor maisonette with its own private entrance and direct access to a private rear garden, situated in a peaceful cul-de-sac within the popular Ashen Vale development.

This attractive purpose-built maisonette offers well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, downsizers or investors looking for a conveniently located home with the added benefit of private outdoor space.

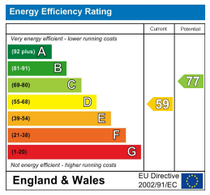
The property comprises a welcoming entrance hallway, a spacious and comfortable living room, and a modern fitted kitchen. A particular feature is the direct access from the kitchen onto the private rear garden, offering a lovely space for outdoor dining, entertaining or simply relaxing.

There are two bedrooms, including a generously sized principal bedroom with fitted wardrobes and a versatile second bedroom, ideal as a child's bedroom, guest room or home office. A modern family bathroom with a white suite and shower over the bath completes the accommodation.

Outside, the property benefits from its own private rear garden, mainly laid to lawn with a paved patio area, timber fencing and a garden shed. Further benefits include a private garage conveniently situated opposite the property.

Swallowdale is a popular residential cul-de-sac conveniently positioned for Selsdon High Street, offering a variety of shops, supermarkets, cafés and restaurants. Regular bus services provide connections to Croydon and surrounding areas, while local schools and green spaces are also within easy reach.

An excellent opportunity to purchase a ground floor maisonette combining comfortable living accommodation with the rare advantage of direct access to a private garden. Early viewing is highly recommended. 129 years remaining on the lease.



Entrance Hall
10'0" x 2'11" (3.07 x 0.89)

Kitchen
10'0" x 6'9" (3.06 x 2.07)

Living Room
10'2" x 14'2" (3.10 x 4.33)

Bedroom One
10'1" x 11'7" (3.09 x 3.55)

Bedroom Two
6'8" x 10'9" (2.05 x 3.29)

Bathroom
5'6" x 6'5" (1.68 x 1.96)

Garden

TAX BAND: C

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

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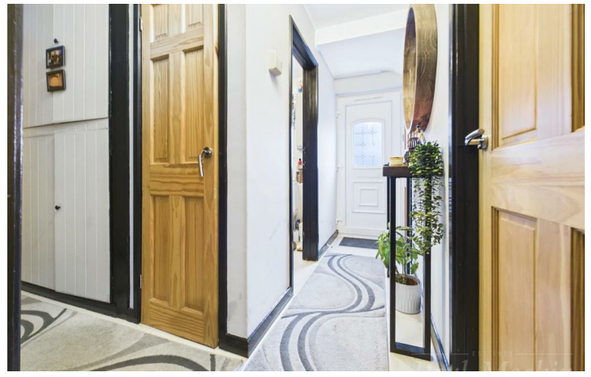
- Two bedroom ground floor maisonette
- Direct access to private rear garden
- Modern fitted kitchen
- Quiet cul-de-sac location
- Close to good schools
- Own private entrance
- Spacious living room
- Principal bedroom with fitted wardrobes
- Modern family bathroom
- Convenient for Selsdon High Street and transport links



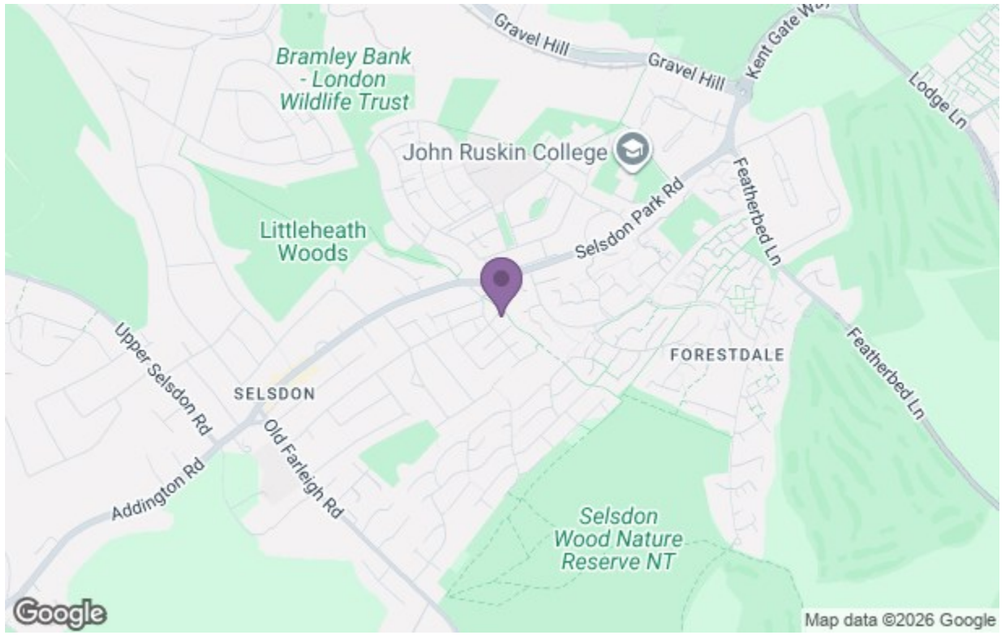


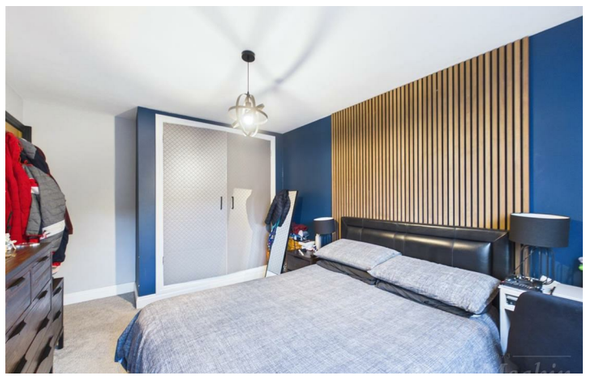


















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