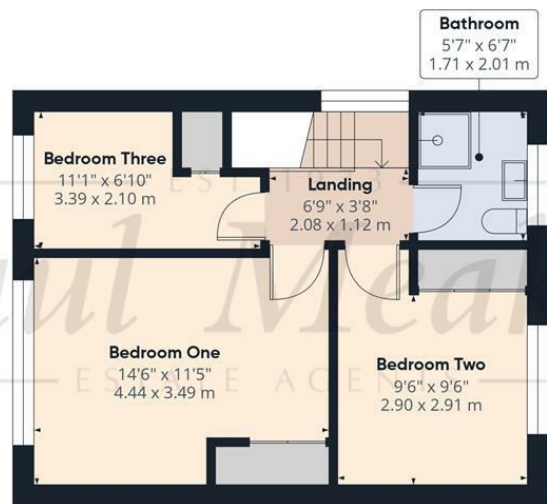


Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 862 ft<sup>2</sup>  
 80.1 m<sup>2</sup>

Reduced headroom  
 7 ft<sup>2</sup>  
 0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



EST 1973  
**Paul Meakin** £480,000 Southviews, South Croydon, CR2 8SH  
 ESTATE AGENTS



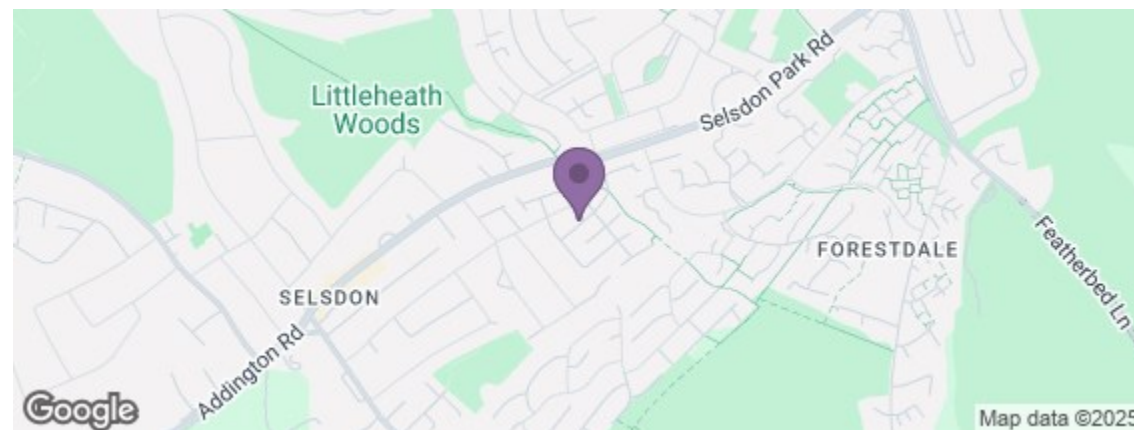
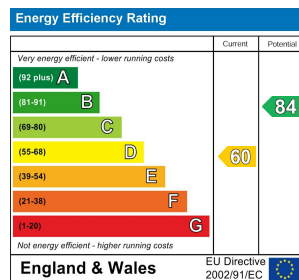
Paul Meakin are delighted to welcome to the market this three-bedroom semi-detached home. Offering modern comfort, a generous plot, and exciting potential to extend (STPP). Perfect for families or first-time buyers, the property is move-in ready and provides room to evolve as your needs change.

Upstairs you'll find three well-sized bedrooms and a contemporary shower room. Downstairs is bright and welcoming, featuring a spacious lounge filled with natural light, a fitted kitchen, and a handy WC off the hallway. The property has been freshly decorated throughout and benefits from recently upgraded consumer units for peace of mind.

The standout wrap-around garden creates a rare opportunity for future side or rear extensions (STPP), while the garage and private driveway at the rear add valuable off-street parking.

Set on a popular residential street within easy reach of local schools, woodland walks, excellent bus links, and the shops and amenities of Selsdon High Street, this is a home that ticks all the right boxes — and it's available chain free!

Call today to arrange your viewing.



TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

- Three Bedroom Semi-Detached family home
- Chain Free
- Large lounge/diner
- Excellent scope to extend STTP
- Wrap around rear garden
- Downstairs WC
- Close to great local schools
- Sought after residential road
- Garage at rear of property with driveway
- Close to local amenities and great transport links



**Entrance Hall**  
5'10" x 5'10" (1.80 x 1.78)

**Downstairs WC**  
2'9" x 5'10" (0.84 x 1.78)

**Kitchen**  
9'4" x 8'9" (2.86 x 2.67)

**Reception Room**  
24'3" x 9'4" (7.40 x 2.87)

**Landing**  
6'9" x 3'8" (2.08 x 1.12)

**Bedroom One**  
14'6" x 11'5" (4.44 x 3.49)

**Bedroom Two**  
9'6" x 9'6" (2.90 x 2.91)

**Bedroom Three**  
11'1" x 6'10" (3.39 x 2.10)

**Bathroom**  
5'7" x 6'7" (1.71 x 2.01)

**Garden**

