Ground Floor Building 1

Entrance Hall
4.66 x 1.63 m
15'3" x 5'4"

Dining Room
2.29 x 2.81 m
7'6" x 9'2"

Kitchen
3.58 x 2.78 m
11'9" x 9'1"

Reception Room
7.62 x 3.44 m
24'11" x 11'3"

Reception Room
2.11 x 3.13 m
6'10" x 10'3"

Floor 1 Building 1

Landing
2.19 x 1.05 m
7'2" x 3'5"

Bedroom
2.35 x 1.94 m
7'8" x 6'4"

Bathroom
2.34 x 1.79 m
7'8" x 5'10"

Bathroom
2.57 x 0.70 m
8'5" x 2'3"

Bedroom
3.97 x 2.79 m
13'0" x 9'1"

Bedroom
3.68 x 2.51 m
12'0" x 8'2"

Approximate total area[1]
1142.89 ft²
106.18 m²

Ground Floor Building 2

Garage
5.52 x 2.61 m
18'1" x 8'6"

(1) Excluding balconies and terraces

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

Paul Meakin
EST 1973
ESTATE AGENTS

£575,000 Crossways, South Croydon, CR2 8JN

- Four piece bathroom
- Detached Garage
- Another Property Entrusted To Paul Meakin
- Three reception rooms
- Off street parking

Welcomed to the market is this extended three bedroom semi detached family home which is tucked away in a cul de sac location and is conveniently positioned for Gravel Hill Tramstop, Forestdales local amenities and frequent bus services. Internally the property benefits from a fitted kitchen leading onto dining room, large living room measuring 24'11 x 11'3, reception room, four piece family bathroom, landscaped rear garden, detached garage and off street parking. Call now to appreciate size and location of this family home.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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

ENTRANCE HALL

DINING ROOM
7'6" x 9'2" (2.29 x 2.79)

KITCHEN
11'9" x 9'1" (3.58 x 2.77)

RECEPTION ROOM
24'11" x 11'3" (7.59 x 3.43)

RECEPTION ROOM
6'10" x 10'3" (2.08 x 3.12)

LANDING

BEDROOM
13'0" x 9'1" (3.96 x 2.77)

BEDROOM
12'0" x 8'2" (3.66 x 2.49)

BEDROOM
7'8" x 6'4" (2.34 x 1.93)

BATHROOM

GARDEN

DETACHED GARAGE
18'1" x 8'6" (5.51 x 2.59)

OFF STREET PARKING

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