



|  |                              |                              |                           |
|--|------------------------------|------------------------------|---------------------------|
|  | Porch                        | Garage                       | Bedroom Three             |
|  | 8'4" x 3'3" (2.55 x 1.01)    | 8'7" x 18'6" (2.62 x 5.64)   | 7'3" x 9'1" (2.23 x 2.79) |
|  | Entrance Hall                | Store Room                   | Bathroom                  |
|  | 6'5" x 16'0" (1.96 x 4.88)   | 7'8" x 9'8" (2.36 x 2.95)    | 5'8" x 5'7" (1.73 x 1.71) |
|  | Reception Room               | Landing                      | WC                        |
|  | 13'1" x 26'11" (4.01 x 8.22) | 4'2" x 11'7" (1.29 x 3.55)   | 2'7" x 5'7" (0.80 x 1.71) |
|  | Kitchen                      | Bedroom One                  | Garden                    |
|  | 7'4" x 10'5" (2.24 x 3.19)   | 12'0" x 15'11" (3.68 x 4.86) |                           |
|  | Lean to                      | Bedroom Two                  |                           |
|  | 5'11" x 26'4" (1.82 x 8.04)  | 11'0" x 14'2" (3.37 x 4.32)  |                           |

TAX BAND: E

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



EST 1973  
**Paul Meakin**  
ESTATE AGENTS  
Price Range £550,000 Littleheath Road, South Croydon, CR2 7SF



PRICE RANGE £550,000-£575,000 This chain free three bedroom family home offers excellent potential for those looking to modernise and create their ideal living space. Situated in a convenient and family-friendly part of Selsdon, close to local shops, bus routes and well-regarded schools including Croydon High School and Greenvale Primary School,

The property features a generous reception room with direct access onto a patio area, perfect for entertaining and enjoying views over the substantial rear garden. The garden itself provides excellent outdoor space for families, with plenty of scope for landscaping or extension (STTP)

Upstairs, there are three well-proportioned bedrooms and with a bathroom and separate WC, offering comfortable accommodation with the opportunity to update to personal taste.

Externally, the home benefits from a garage and separate workshop, ideal for storage, hobbies or potential conversion. A private driveway to the front provides off-street parking for multiple vehicles.

Requiring modernisation throughout, this is a fantastic opportunity to acquire a spacious home with large garden, ample parking and huge potential in a popular residential location.



- Price Range £550,000-£575,000
- Chain free three bedroom family home with excellent potential
- Requires modernisation throughout
- Large rear garden with scope to extend (STTP)
- Three well-proportioned bedrooms
- Bathroom with separate WC
- Garage and separate workshop space
- Driveway
- Convenient Selsdon location for local amenities
- Close to good local schools

