

Hallway

Kitchen/Lounge

14'6 x 19'11 (4.42m x 6.07m)

Bedroom

9'4 x 9'10 (2.84m x 3.00m)

Bathroom

Bedroom/Reception Room  
8'10 x 15'10 (2.69m x 4.83m)

Landing

Bedroom

11'7 x 16'4 (3.53m x 4.98m)

Dressing Room

9'5 x 4'2 (2.87m x 1.27m)

Eaves Room

13'4 x 16'0 (4.06m x 4.88m)

Shower Room

Garden

Off Street Parking

**TAX BAND:**

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



Paul Meakin  
ESTATE AGENTS

Approximate total area<sup>sq ft</sup>  
1220.5 ft<sup>2</sup>  
113.39 m<sup>2</sup>

Reduced headroom  
252.31 ft<sup>2</sup>  
23.44 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

Offers In Excess Of £600,000 Ballards Way, Croydon, CR0 5RJ

Paul Meakin are delighted to welcome to the market this newly refurbished 2/3 bedroom chalet bungalow which has been remodernised to a high standard and now offers to the ground floor and impressive open plan kitchen/living room, refitted bathroom, two bedrooms one of which leads out onto the private landscaped garden with direct access out onto extra garden space which offers mature borders and shrubs. Upstairs there is a bedroom with storage to eaves and a refitted shower room. The property is double glazed and has heating via air source heat pumps to save on cost. It is accessed via a tiered staircase with a delightful terrace offering far reaching view across the Ballards Farm development and has off street parking. This property is conveniently located for Coombe Lane tramstop, frequent bus services, Royal Russel School and surrounding woodland. Offered with NO ONWARD CHAIN, call now to arrange your appointment. Freehold/ EPC D / Croydon Council tax band TBC.



