

Porch

Entrance Hall

Kitchen

10'4 x 7'6 (3.15m x 2.29m)

Living Room

15'3 x 13'2 (4.65m x 4.01m)

Dining Room

14'0 x 12'2 (4.27m x 3.71m)

Conservatory

8'8 x 11'0 (2.64m x 3.35m)

Landing

Bedroom

14'0 x 11'0 (4.27m x 3.35m)

Bedroom

12'5 x 12'2 (3.78m x 3.71m)

Bedroom

8'7 x 7'6 (2.62m x 2.29m)

Shower Room

Garden

Garage17'10 x 9'7

Off Street Parking

EST 1973

Paul Meakin

ESTATE AGENTS

Approximate total area⁽¹⁾

1365.02 ft²

126.87 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

EST 1973

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£600,000

Farley Road, South Croydon, CR2 7NN

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 56, Potential: 73
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Paul Meakin would like to welcome to the market this well presented three bedroom square bay semi detached family home which internally benefits from a refitted kitchen and shower room, two separate reception rooms with the back room leading onto a useful conservatory, large landscaped rear garden with mature borders and shrubs with direct access out into Croham hurst Golf Course, detached garage and off street parking for several cars. This property is located on the 64 & 433 bus routes leading to surrounding areas and is conveniently located for a variety of private and state schools and Selsdon High street with its shops and amenities. Freehold/ Croydon council tax band E/ EPC D

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 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

selsdon@paulmeakin.co.uk | 020 8651 1234 | www.paulmeakin.co.uk

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