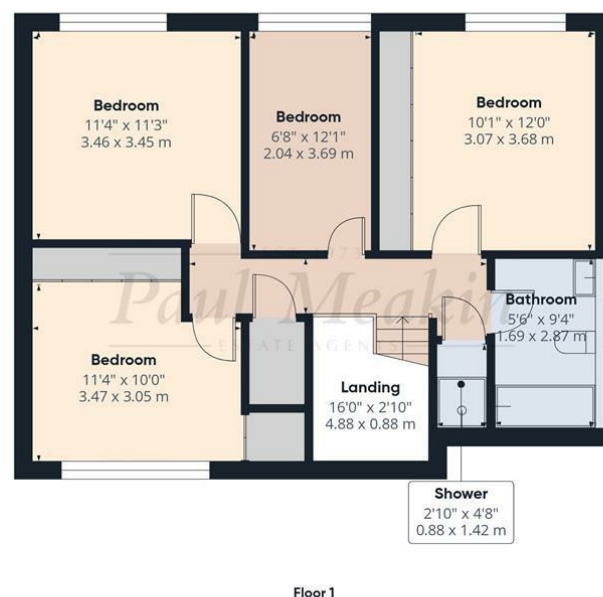
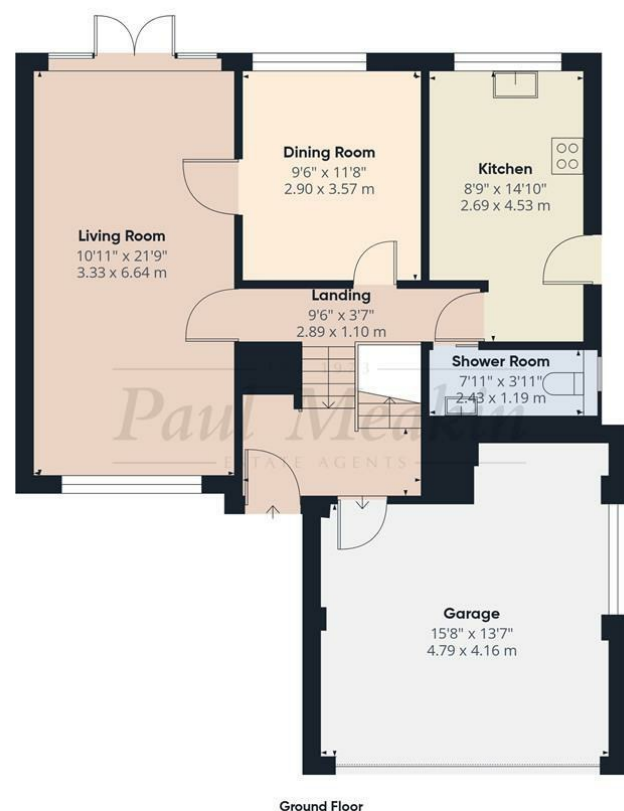


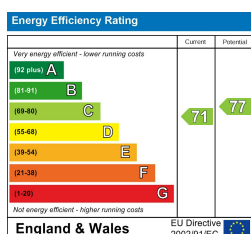


Approximate total area<sup>(1)</sup>  
1477 ft<sup>2</sup>  
137.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Entrance Hall

Kitchen  
8'9 x 14'10 (2.67m x 4.52m)

Living Room  
10'11 x 21'9 (3.33m x 6.63m)

Dining Room  
9'6 x 11'8 (2.90m x 3.56m)

Shower Room

Landing

Bedroom One  
10'1 x 12'0 (3.07m x 3.66m)

Bedroom Two  
11'4 x 11'3 (3.45m x 3.43m)

Bedroom Three  
11'4 x 10'0 (3.45m x 3.05m)

Bedroom Four  
6'8 x 12'1 (2.03m x 3.68m)

Bathroom

Shower cubicle

Garden

Garage  
15'8 x 13'7 (4.78m x 4.14m)

Off street parking

TAX BAND: F

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

Asking Price of £650,000 Ridge Langley, South Croydon, CR2 0AR



Nestled in the desirable area of Ridge Langley, South Croydon, this splendid four double bedroom detached house offers a perfect blend of comfort and modern living. Situated over mezzanine floors the ground floor offers two spacious reception rooms, ideal for both entertaining guests and enjoying family time. The refitted shower room adds convenience, but the heart of the home is undoubtedly the beautifully refitted kitchen, which boasts contemporary finishes and ample space for culinary creativity.

Upstairs three of the bedrooms benefit from fitted wardrobes and there is a stunning refitted family bathroom with separate shower cubicle, making relaxation an ease.

For those with vehicles, the property includes an integrated double garage, ensuring secure parking and additional storage options. Off-street parking is also available for multiple cars.

This home is perfect for families seeking a spacious and well-appointed residence in a sought-after location. With its generous living spaces, modern amenities and beautiful landscaped rear garden, this property is sure to impress. Don't miss the opportunity to make this delightful house your new home.



- Four double bedroom detached family home
- Mezzanine-style split-level layout
- Two spacious reception rooms
- Modern refitted kitchen
- Refitted shower room
- Stylish family bathroom with separate shower
- Integrated double garage
- Off-street parking for multiple cars
- Landscaped rear garden
- Close to excellent schools and local amenities

