



Approximate total area<sup>(1)</sup>  
 984.18 ft<sup>2</sup>  
 91.43 m<sup>2</sup>

(1) Excluding balconies and terrace

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



EST 1973  
**Paul Meakin** Offers In Excess Of £475,000 Lichfield Way, South Croydon, CR2 8SD  
 ESTATE AGENTS

Paul Meakin are delighted to welcome to the market this three bedroom detached family home which is situated in a cul de sac location and is conveniently located for transport links, local schools, amenities and surrounding woodland. Internally the property benefits from a refitted kitchen, useful downstairs cloakroom, two separate reception rooms, refitted bathroom, double glazed windows throughout, gas central heating, larger than average landscaped rear garden, single garage and off street parking. This property warrants your earliest viewing so call now. Freehold / Croydon Council Tax Band E / EPC Rating D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

- Two reception rooms
- Downstairs cloakroom
- Another property entrusted to Paul Meakin
- Refitted kitchen
- Off Street parking



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

