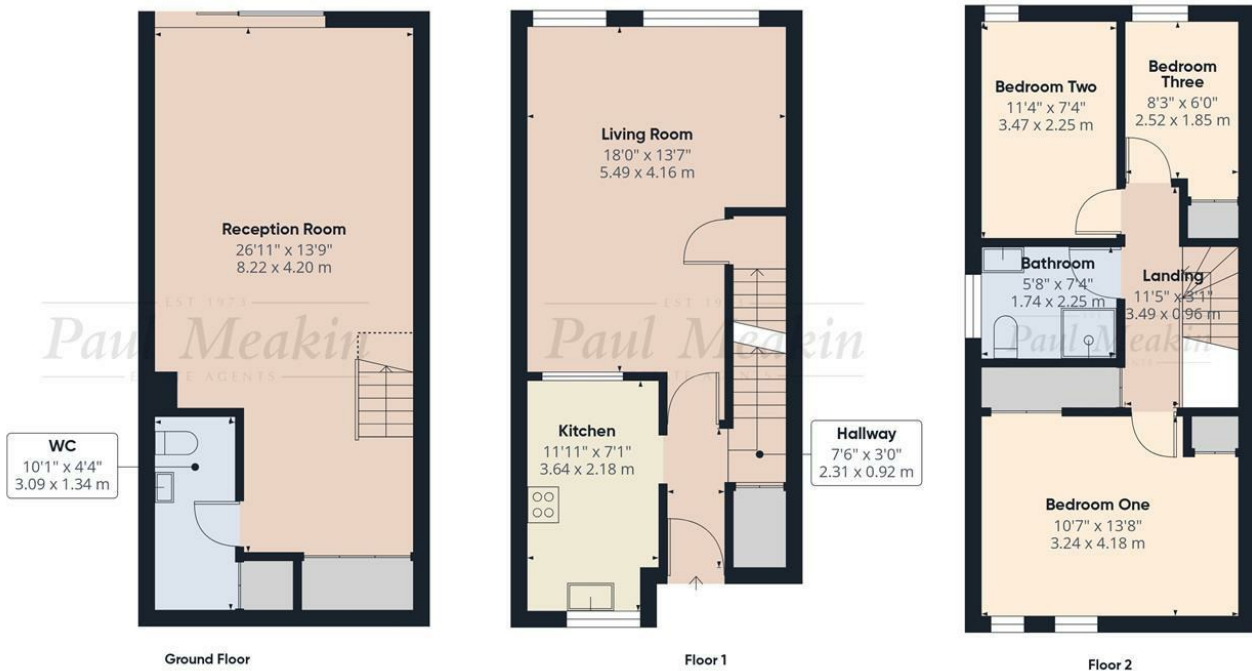




EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**£425,000** Sorrel Bank, Croydon, CR0 9LW



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
 1147 ft<sup>2</sup>  
 106.6 m<sup>2</sup>

Reduced headroom  
 15 ft<sup>2</sup>  
 1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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	Landing	Garden
Kitchen 11'11 x 7'1 (3.63m x 2.16m)	Bedroom One 10'7 x 13'8 (3.23m x 4.17m)	Garage en bloc
Living Room 18'0 x 13'7 (5.49m x 4.14m)	Bedroom Two 11'4 x 7'4 (3.45m x 2.24m)	
Ground Floor W.C	Bedroom Three 8'3 x 6'0 (2.51m x 1.83m)	
Reception Room 26'11 x 13'9 (8.20m x 4.19m)	Shower Room	

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 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



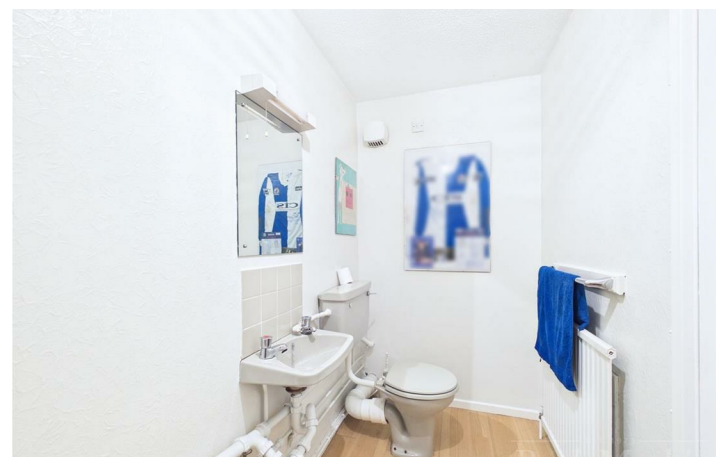
Tucked away in the quiet area of Sorrel Bank, Linton Glade, Croydon, this delightful end terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The versatile garden room can easily serve as a fourth bedroom or a tranquil reception room, catering to your lifestyle needs.

Upon entering, you are greeted by a spacious reception room that provides ample space for relaxation and entertaining. The refitted kitchen is a standout feature, boasting contemporary finishes and functionality, making it a joy to prepare meals. Additionally, the convenience of a downstairs w.c enhances the practicality of this home.



The paved rear garden offers a low-maintenance outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. For those with vehicles, the property includes a garage en bloc, providing secure parking and extra storage.

This residence is not only a comfortable home but also a wonderful opportunity to enjoy the vibrant community of Croydon. With its excellent transport links, local amenities and variety of schools, you will find everything you need within easy reach. This property truly represents a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

