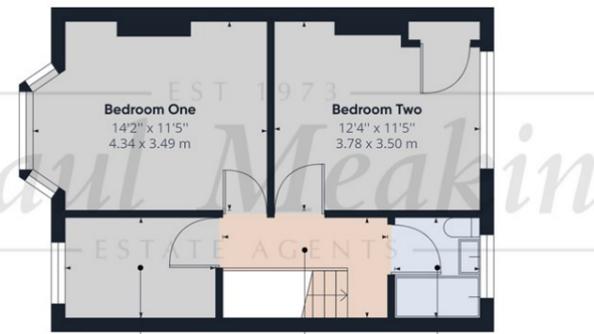




Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 876.64 ft<sup>2</sup>  
 81.44 m<sup>2</sup>

(1) Excluding balconies and terraces

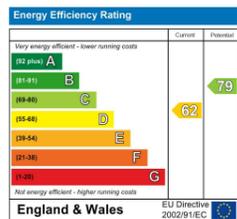
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EST 1973  
**Paul Meakin** £400,000 Foxearth Road, South Croydon, CR2 8EE  
 ESTATE AGENTS



Offered to the market with no onward chain is this three bedroom mid terraced family home, which does require some modernisation throughout. At present this property benefits from a fitted kitchen and bathroom, double glazed windows, gas central heating via radiators, rear garden, living room leading to dining room and off street parking. Situated within close proximity of Selsdon Primary School, bus services to surrounding areas, Selsdons local amenities and Littleheath Woods. Call now to secure your viewing.



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

**ENTRANCE HALL**

**KITCHEN**  
13'11" x 6'0" (4.24 x 1.83)

**LIVING ROOM**  
14'2" x 11'7" (4.32 x 3.53)

**DINING ROOM**  
12'4" x 10'7" (3.76 x 3.23)

**LANDING**

**BEDROOM ONE**  
14'2" x 11'5" (4.32 x 3.48)

**BEDROOM TWO**  
12'4" x 11'5" (3.76 x 3.48)

**BEDROOM THREE**  
9'3" x 6'4" (2.82 x 1.93)

**BATHROOM**

**GARDEN**

**OFF STREET PARKING**

