

- Porch
- Entrance Hall
- Lounge  
22'9 x 11'9 (6.93m x 3.58m)
- Dining Room/Reception Room  
12'9 x 15'9 (3.89m x 4.80m)
- Conservatory  
10'4 x 10'10 (3.15m x 3.30m)
- Kitchen/Breakfast Room  
16'5 x 23'6 (5.00m x 7.16m)
- Utility Room  
7'5 x 12'2 (2.26m x 3.71m)
- Study  
8'0 x 10'3 (2.44m x 3.12m)
- Reception Room/Office  
16'1 x 12'9 (4.90m x 3.89m)
- Downstairs shower room
- Reception Room/Bedroom  
14'5 x 10'1 (4.39m x 3.07m)
- Landing
- Bedroom  
22'10 x 10'5 (6.96m x 3.18m)
- Ensuite
- Bedroom  
11'7 x 10'5 (3.53m x 3.18m)
- Bedroom  
10'3 x 10'5 (3.12m x 3.18m)
- Bedroom  
9'6 x 7'4 (2.90m x 2.24m)
- Bedroom  
8'1 x 8'3 (2.46m x 2.51m)
- Bathroom
- Garden
- Garage  
15'4 x 17'5 (4.67m x 5.31m)
- Store Room  
13'8 x 6'10 (4.17m x 2.08m)
- Off Street Parking

Ground Floor Building 1

Floor 1 Building 1

**Paul Meakin**

Approximate total area<sup>(1)</sup>  
 2997.89 ft<sup>2</sup>  
 278.51 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A	B	74	79
(81-90) C	D		
(69-80) E	F		
(55-68) G	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**Offers In Excess Of £975,000** Kersey Drive, South Croydon, CR2 8SX

This is a rare opportunity to acquire this greatly extended 6 bedroom detached family home nestled away in a cul de sac location and backing onto the popular Selsdon De Vere estate. This property has an abundance of versatile accommodation which includes an ensuite to master bedroom, useful downstairs shower room, three reception rooms, study, conservatory, impressive kitchen/breakfast room measuring 16'55 x 23'6, utility room, upstairs family bathroom and integral garage measuring 15'4 x 17'5 with separate store room. This property is set on approximately 0.47 acres of land and its garden is made up of green space, woodland, flower beds and fruit trees. There is off street parking for several cars, double glazed windows and gas central heating via radiators. Situated close to Selsdon's local amenities, the 433 bus service to surrounding areas, a variety of private and state schools and both The Bird Sanctuary and Kingswood. This property is CHAIN FREE and needs to be viewed to fully appreciate all of its benefits and features. Freehold/ Croydon council tax band G / EPC Rating C



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

