

Approximate total area⁽¹⁾
1366 ft²
126.8 m²
Reduced headroom
7 ft²
0.7 m²

(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



£620,000 Foxearth Road, South Croydon, CR2 8EH

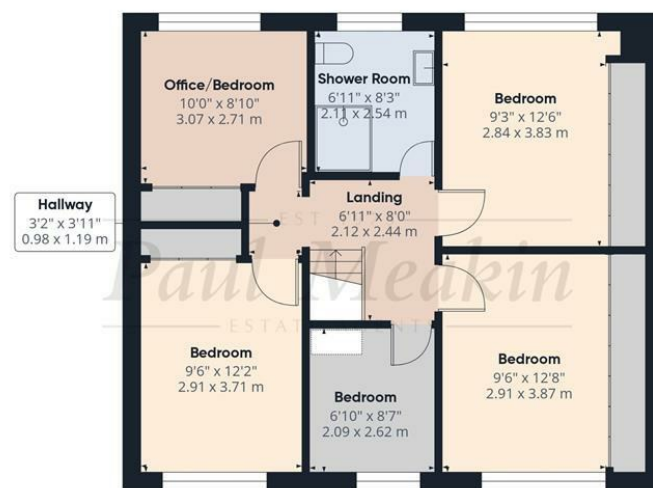
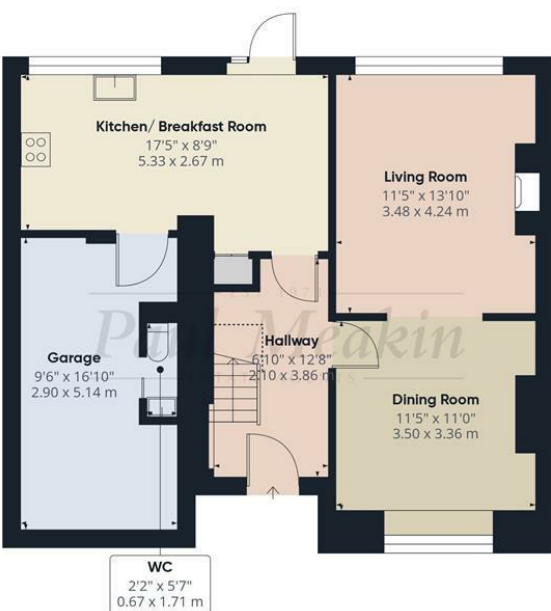


Paul Meakin would like to welcome Foxearth Road in South Croydon, this extended five-bedroom semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. The well-appointed kitchen/breakfast room is perfect for family meals, while the separate through lounge offers a versatile area for gatherings and extra living space.

The five generously sized bedrooms ensure that everyone has their own personal space, making this home ideal for larger families or those who enjoy having guests. The shower room has been refitted and serves the needs of a growing family.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the integral garage, complete with a w.c and utility space, provides extra convenience and storage options, while off-street parking ensures that you will never have to worry about finding a space.

Situated close to Selsdon High Street, this home benefits from easy access to a variety of shops, bus services, and reputable schools, making it an ideal location for families. With its blend of space, comfort, and convenience, this property is a must-see for anyone looking to settle in South Croydon.



Hallway
3'2" x 3'11"
0.98 x 1.19 m

Floor 1



Entrance Hall

Kitchen/Breakfast room
17'5 x 8'9 (5.31m x 2.67m)

Living Room
11'5 x 13'10 (3.48m x 4.22m)

Dining Room
11'5 x 11'0 (3.48m x 3.35m)

W.C

Landing

Bedroom
9'6 x 12'8 (2.90m x 3.86m)

Bedroom
9'3 x 12'6 (2.82m x 3.81m)

Bedroom
9'6 x 12'2 (2.90m x 3.71m)

Bedroom
10'0 x 8'10 (3.05m x 2.69m)

Bedroom
6'10 x 8'2 (2.08m x 2.49m)

Shower Room

Garden

Garage
9'6 x 16'10 max (2.90m x 5.13m max)

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

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

