



Approximate total area^m
 1248 ft²
 115.9 m²
 Reduced headroom
 11 ft²
 1 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.

GIRAFFE 360

EST 1973
Paul Meakin Open To Offers £420,000 Southviews, South Croydon, CR2 8SH
 ESTATE AGENTS



Located in the peaceful area of Southviews, South Croydon, this three-bedroom semi-detached house presents a wonderful opportunity for those looking to create their dream home. With ample space, the property offers a blank canvas for renovation and personalisation, allowing you to input your own style into every corner.

Internally, the house boasts, three well-proportioned bedrooms, two separate reception rooms, conservatory, downstairs w/c, upstairs bathroom, workshop and separate store-room. Externally, the property features off-street parking and a wide-reaching rear garden.

Although the property requires some updating, its potential is undeniable. With a little imagination and effort, you can transform this house into a stunning home.

The location in South Croydon is particularly appealing, with a variety of local amenities, schools, nearby parks and many transport options, including bus and tram services into Central Croydon and surrounding areas. Making it an ideal choice for both families and professionals.

This property is not just a house; it is an opportunity to invest in a home that you can truly make your own. If you are ready to embark on a renovation journey and create a space that perfectly suits your lifestyle, this house in Southviews could be the perfect fit for you.

Don't miss out on this rare chance to turn this property into your dream home!

Energy Efficiency Rating	
Current	Potential
69	75

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

Entrance Hall
 W.C
 Lounge
 12'3 x 14'5 (3.73m x 4.39m)
 Dining Room
 9'4 x 9'5 (2.84m x 2.87m)
 Kitchen
 8'10 x 9'6 (2.69m x 2.90m)

Conservatory
 17'4 x 8'3 (5.28m x 2.51m)
 Landing
 Bedroom
 11'4 x 14'8 (3.45m x 4.47m)
 Bedroom
 11'6 x 9'4 (3.51m x 2.84m)
 Bedroom
 6'11 x 11'3 (2.11m x 3.43m)

Bathroom
 Lobby
 Garden
 Store Room
 7'8 x 6'3 (2.34m x 1.91m)
 Workshop
 7'4 x 10'5 (2.24m x 3.18m)
 Off street parking

TAX BAND: D

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

- CHAIN-FREE
- In need of renovation
- Three bedrooms
- Off-street parking
- Two separate reception rooms



Viewing Notes:

