

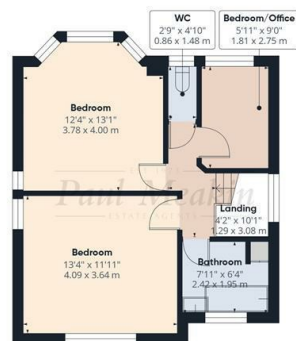
- Porch
- Entrance Hall
- Living Room
13'5 x 14'7 (4.09m x 4.45m)
- Dining Room
12'5 x 13'0 (3.78m x 3.96m)
- Kitchen/Breakfast room
12'2 x 14'0 (3.71m x 4.27m)
- Hallway
- Shower Room
- Bedroom/Reception Room
6'6 x 16'5 (1.98m x 5.00m)
- Utility Room
5'0 x 16'9 (1.52m x 5.11m)
- Landing
- Bedroom
12'4 x 13'1 (3.76m x 3.99m)
- Bedroom
13'4 x 11'11 (4.06m x 3.63m)
- Bedroom
5'11 x 9'0 (1.80m x 2.74m)
- Bathroom
- Separate W.C
- Garden
- Summer House
13'0 x 10'6 (3.96m x 3.20m)
- Store Room
5'6 x 10'9 (1.68m x 3.28m)
- Garage
8'10 x 21'6 (2.69m x 6.55m)
- 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 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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Paul Meakin
ESTATE AGENTS

Approximate total area¹
1768 ft²
164.3 m²

(1) Excluding balconies and terraces

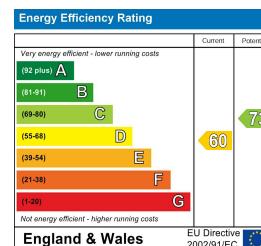
Calculations reference the BICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EST 1973
Paul Meakin
ESTATE AGENTS

£685,000 Gravel Hill, Croydon, CR0 5BJ



Set back in the charming area of Gravel Hill, Croydon, this delightful detached home offers a perfect blend of comfort and style. With three/four bedrooms, this property is ideal for families seeking a welcoming environment. The heart of the home is a beautifully refitted kitchen/breakfast room, which leads onto the large entrance hall, which seamlessly flows into two separate reception rooms, providing ample space for both relaxation and entertaining.

The ground floor also features a convenient downstairs shower room and a utility room, enhancing the practicality of daily living. Upstairs, the well-proportioned bedrooms ensure a restful retreat, while there is a separate fitted bathroom and W.C

Step outside to discover a large landscaped rear garden, a true oasis for outdoor enthusiasts. This space includes a charming summer house, perfect for enjoying sunny afternoons, as well as additional storage to keep your garden tools and equipment neatly organised.

For those with vehicles, the property boasts an integral garage and off-street parking for several cars, ensuring that parking is never a concern. This home is not just a place to live; it is a sanctuary that offers multi purpose living with comfort and functionality in a desirable location close to the Tramlink, bus services, Addington Palace Park, amenities and both state and private schools. Whether you are looking to entertain guests or enjoy quiet family time, this property is sure to meet your needs. Don't miss the opportunity to make this wonderful house your new home.



