

Approximate total area<sup>(1)</sup>  
 753 ft<sup>2</sup>  
 69.8 m<sup>2</sup>

Reduced headroom  
 21 ft<sup>2</sup>  
 1.9 m<sup>2</sup>

(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

EST 1973  
**Paul Meakin** £445,000 Foxearth Road, South Croydon, CR2 8EN  
 ESTATE AGENTS



Offered to the market chain free, three bedroom semi-detached home is ideally situated in the sought-after area of Selsdon, within easy reach of Selsdon High Street, a range of local shops, reputable schools and excellent transport links to East Croydon.

The property provides comfortable and well-balanced accommodation throughout, comprising an entrance hall, a bright and light reception room, a fitted kitchen and a modern family bathroom. To the first floor are three bedrooms.

Further benefits include double glazing, gas central heating, off-street parking and a generous rear garden, ideal for families and entertaining. This property has great scope to extend (STPP) both to the side and rear.

An ideal purchase for families, first-time buyers and investors alike, this home is ready to move straight into. Early viewing is highly recommended to avoid disappointment.

Entrance Hall  
 11'10" x 2'7" (3.63 x 0.81)

Reception Room  
 14'9" x 11'9" (4.50 x 3.59)

Kitchen  
 8'0" x 7'11" (2.45 x 2.43)

Bathroom  
 5'6" x 4'11" (1.69 x 1.51)

Landing  
 6'0" x 6'6" (1.83 x 2.00)

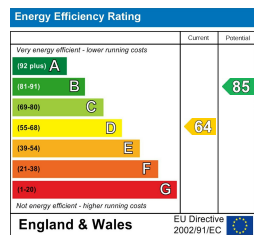
Bedroom One  
 13'8" x 7'11" (4.19 x 2.43)

Bedroom Two  
 10'10" x 11'9" (3.32 x 3.60)

Bedroom Three  
 8'0" x 8'11" (2.44 x 2.74)

Garden

Garage  
 16'4" x 8'8" (4.99 x 2.66)



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 three bedroom semi-detached home
- Within easy reach of Selsdon High Street and local shops
- Excellent transport links
- Fitted kitchen and modern family bathroom
- Generous rear garden, ideal for entertaining
- Sought-after Selsdon location
- Close to reputable schools
- Bright and spacious reception room
- Three well-proportioned bedrooms
- Off-street parking, double glazing and gas central heating

