



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

£435,000 Parkway, Croydon, CR0 0LA



Paul Meakin is delighted to welcome to the market this CHAIN FREE three/four-bedroom semi-detached family home, ideally positioned on the ever-popular Parkway. Perfectly located within walking distance of local tram stops, the property offers excellent transport links into East Croydon, making it a convenient choice for commuters. It is also close to a wide range of local amenities including shops, well-regarded schools, and the nearby leisure centre—ideal for families.



The ground floor features a spacious front reception room, filled with natural light and enhanced by a charming feature fireplace. A generously sized kitchen and breakfast room offers ample space for family dining and has direct access to the rear garden. Additionally, there is a second reception room on the ground floor that can be used flexibly as a fourth bedroom or a home office, complete with its own adjoining shower room, making it ideal for guests or multigenerational living.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for a growing family. Externally, the large south-west facing rear garden offers an excellent space for outdoor relaxation and entertaining, while the front of the property benefits from a private driveway with parking for multiple vehicles.

This is a fantastic opportunity to secure a spacious and versatile family home in a well-connected and highly desirable location. Early viewing is strongly recommended to fully appreciate the size, layout, and potential this home has to offer.

- Three/ Four bedroom family home
- Chain free property
- Kitchen/ Breakfast Room
- Two Bathrooms
- Excellent transport links
- Close to good schools
- Walking distance to local amenities
- Large driveway and garden



### Entrance Hall

**Living Room**  
13'9" x 11'6" (4.20 x 3.51)

**Kitchen/ Breakfast Room**  
5'11" x 18'1" (1.81 x 5.52)

**Reception Room**  
11'3" x 11'3" (3.45 x 3.45)

**Downstairs Bathroom**  
11'3" x 5'4" (3.44 x 1.64)

### Landing

**Bedroom One**  
10'11" x 10'7" (3.34 x 3.24)

**Bedroom Two**  
8'11" x 8'10" (2.73 x 2.70)

**Bedroom Three**  
7'10" x 7'4" (2.39 x 2.25)

**Bathroom**  
4'10" x 7'4" (1.48 x 2.24)

### Garden

