

Paul Meakin  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
607.41 ft<sup>2</sup>  
56.43 m<sup>2</sup>

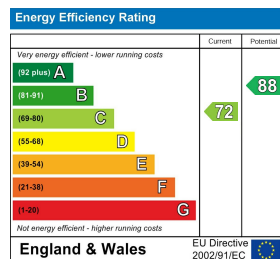
Reduced headroom  
14.12 ft<sup>2</sup>  
1.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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 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



EST 1973  
**Paul Meakin**  
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Offers In Excess Of £350,000 Southviews, South Croydon, CR2 8SH



We are delighted to welcome to the market this well presented two double bedroom mid terraced home which is situated in a sought after road and conveniently positioned within minutes from a frequent bus service direct to Croydon town Centre and main line station. Comprehensive shopping facilities can be found in Selsdon with three high street supermarkets and a variety of restaurants, the area also provides a selection of good primary and secondary schools.

Internally the property benefits from a refitted open plan kitchen/diner, separate spacious living room with useful under stairs storage, refitted family bathroom, double glazed windows, gas central heating via radiators, good sized rear garden and garage en bloc. This is an ideal first time home or buy to let investment.

This is one not to be missed so call now to book your appointment.

Freehold/ Croydon council tax band D / EPC C.



Entrance Porch  
3'4" x 5'4" (1.04 x 1.63)

Living Room  
10'8" x 14'2" (3.27 x 4.32)

Kitchen/ Breakfast Room  
10'11" x 14'1" (3.34 x 4.31)

Landing  
2'7" x 5'11" (0.81 x 1.82)

Bedroom One  
10'10" x 11'2" (3.31 x 3.41)

Bedroom Two  
11'1" x 7'11" (3.39 x 2.42)

Bathroom  
11'1" x 6'0" (3.39 x 1.84)

Garden



Access the virtual  
tour here



- Two double bedroom terrace home
- Well presented throughout
- Modern kitchen and bathroom
- Double glazing and gas central heating
- Garage en-bloc
- Level rear garden with patio area
- Good local schools
- Good transport links
- Close to local amenities
- Ideal first time home or buy to let investment

