

PORCH

ENTRANCE HALL

LIVING ROOM
12'8" x 13'6" (3.86 x 4.11)

DINING ROOM
13'0" x 11'6" (3.96 x 3.51)

CONSERVATORY
9'2" x 9'8" (2.79 x 2.95)

KITCHEN
11'7" x 10'9" (3.53 x 3.28)

BREAKFAST ROOM
9'7" x 8'3" (2.92 x 2.51)

LANDING

BEDROOM
13'1" x 11'8" (3.99 x 3.57)

BEDROOM
13'3" x 11'6" (4.05 x 3.53)

BEDROOM
12'0" x 10'11" (3.66 x 3.35)

BEDROOM
8'3" x 11'0" (2.54 x 3.37)

BEDROOM/OFFICE
8'5" x 8'7" (2.58 x 2.64)

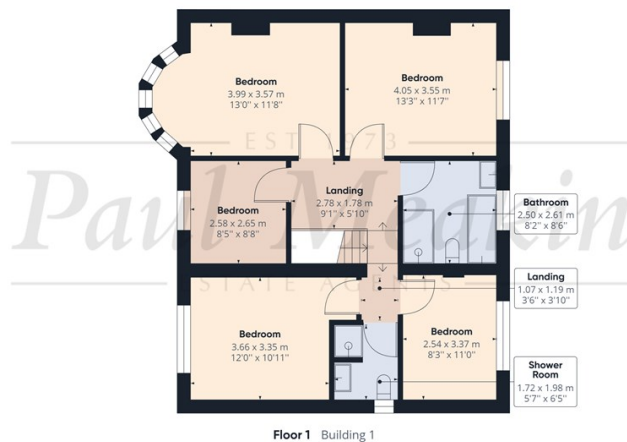
FAMILY BATHROOM

SHOWER ROOM

GARDEN

FRONT GARDEN

INTEGRAL GARAGE
17'9" x 11'0" (5.41 x 3.35)



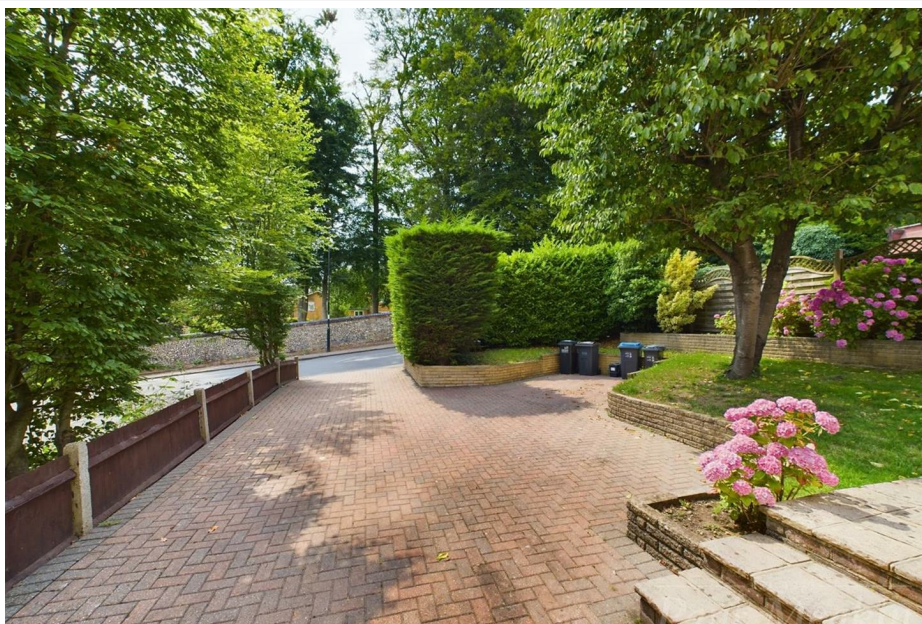
Paul Meakin

Approximate total area⁽¹⁾
1784.87 ft²
165.82 m²

(1) Excluding balconies and terraces

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



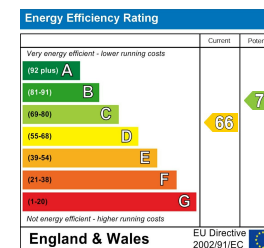
TAX BAND: £

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



EST 1973
Paul Meakin
ESTATE AGENTS

Offers In Excess Of £725,000 Old Farleigh Road, South Croydon,
CR2 8QB



This is chain free and beautifully presented five double bedroom detached family home built in 1936. The formal dining room makes this an ideal entertaining space that can be opened up to the conservatory space beyond. The sitting room enjoys a visually appealing warm faux coal effect gas fire recessed into a York stone fireplace. The stairs lead to the landing which provides access to the bedrooms, bathroom and secondary shower room, there is also loft access via the main landing which could provide ample additional space for a loft conversion (STPP). Externally, to the front, is a paved brick block work driveway which provides off street parking for numerous vehicles, and leads to a large integral garage, to the rear there is a sizeable well proportioned garden, a generous sized lawn area, complete with a main raised patio area for outside entertaining. A second smaller patio area, together with a concrete constructed garden shed is discreetly positioned at the rear of the garden.

Large detached homes are always in very short supply particularly those within a catchment area of excellent schools, Selsdon High school for Girls and Greenvale primary school are both within a short walk of this property, and is well positioned to appreciate the far reaching views across the adjacent Selsdon bird sanctuary comprising 140 acres of beautiful parkland.

This property is situated on a popular residential road with direct access to the 433 and 64 bus services, which provide frequent and quick access to East Croydon and South Croydon train stations. Croydon town centre is approx 3.7 miles away together; Gravel Hill tram stop is located approximately a mile from the property.

The property is conveniently located for Selsdon high street with its comprehensive range of shops and amenities Call now to fully appreciate all features. Freehold/ Croydon Council tax band E/ EPC D



