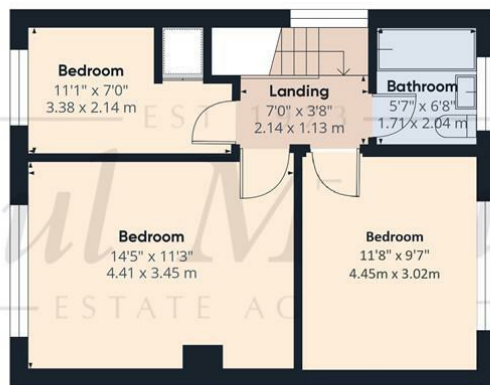


Ground Floor



Floor 1

EST 1973
Paul Meakin
 ESTATE AGENTS

Approximate total area⁽¹⁾
 809.45 ft²
 75.2 m²
 Reduced headroom
 7.75 ft²
 0.72 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

EST 1973
Paul Meakin £460,000 Ambleside Gardens, South Croydon, CR2 8SE
 ESTATE AGENTS



Paul Meakin are delighted to welcome to the market this extremely well presented three bedroom semi detached family home with scope to extend STPP the perfect purchase for first time buyers or young families looking for a home that can grow with them which is situated on a popular residential road and is conveniently located for bus services, local schools, Selsdon High street with its shops and amenities and surrounding woodland. Internally the property benefits from an impressive open plan refitted kitchen with ample worktop and storage space leading into the bright and spacious living space plus a utility room, useful downstairs cloakroom, refitted family bathroom, three good sized bedrooms, rear garden, single workshop/ garage and off street parking. Your earliest viewing is advised to appreciate the location, presentation and size. Croydon council tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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

- Three bedrooms
- Scope to extend STPP
- Open plan refitted kitchen / breakfast room
- Downstairs cloakroom
- Refitted bathroom
- Garage/ Workshop
- Driveway
- Viewing advised



Entrance Hall

W.C

Living room
14'5 x 12'4 (4.39m x 3.76m)

Kitchen breakfast room
18'6 x 9'6 (5.64m x 2.90m)

Utility room
15'9 x 4'1 (4.80m x 1.24m)

Landing

Bedroom
14'5 x 11'3 (4.39m x 3.43m)

Bedroom
11'8 x 9'7 (3.56m x 2.92m)

Bedroom
11'1 x 7'0 (3.38m x 2.13m)

Bathroom

Garden

Garage / workshop

Driveway

