



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

Approximate total area⁽¹⁾
729.15 ft²
67.74 m²

(1) Excluding balconies and terraces.

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Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



EST 1973
Paul Meakin
ESTATE AGENTS

£300,000 Hollywoods, Croydon, CR0 9JG



Paul Meakin are delighted to welcome to the market this two bedroom end of terrace home, the perfect project for somebody to make their dream home. Requires modernisation throughout, includes separate kitchen, large reception room, two double bedrooms and bathroom upstairs. The garden to rear includes a patio with direct access from the reception room and the rest is laid to lawn.

This property enjoys an excellent location with a wide range of nearby amenities, including the frequent 433 bus service providing connections to Croydon, and the 353 route to Hayes and Orpington. It is situated close to Selsdon Woods, located just behind the property, and features a playground within the Hollywoods estate. Both Court Wood Primary School and Forestdale Primary School are within walking distance. Nearby attractions include the National Trust Bird Sanctuary and Farleigh Common, ideal for scenic walks. Selsdon High Street offers a variety of shops, including Sainsbury's and Costa, while Forestdale has its own shopping parade. The area is well-served by several respected primary and secondary schools. For commuters, the M25 and M23 can be accessed via Godstone, offering routes to the south coast, Gatwick Airport, and Bluewater Shopping Centre. Multiple mainline railway stations—such as Riddlesdown, Purley Oaks, Sanderstead, South Croydon, and East Croydon—are also easily accessible.

