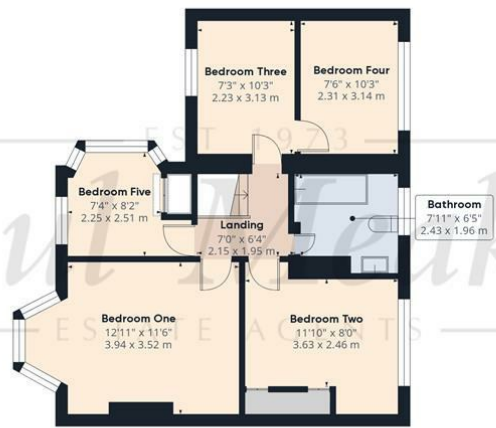


Ground Floor



Floor 1

Approximate total area[®]
 1328.49 ft²
 123.42 m²

Reduced headroom
 0.82 ft²
 0.08 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.

GIRAFFE 360

EST 1973
Paul Meakin £625,000 Littleheath Road, South Croydon, CR2 7SA
 ESTATE AGENTS



Paul Meakin is delighted to present this charming five-bedroom family home to the market. Situated on a desirable road, this well-maintained semi-detached property offers bright, spacious accommodation throughout, perfect for modern family living. The property features a generous through lounge, creating an inviting space for both relaxation and entertaining.

The fitted kitchen, complete with a breakfast room, provides an ideal setting for casual dining. Outside, the low-maintenance, secluded garden offers a private retreat, while the garage and driveway provide ample off-road parking.

Conveniently located near excellent schools, including Croydon High and Greenvale Primary. This home is an ideal choice for families seeking both comfort and convenience in a sought-after area.

The area also offers abundant green spaces for leisure, the nearby o the beautiful Littleheath Woods as well as the Bird Sanctuary and Kings Woods are easily accessible from Kingswood Way off Kersey Drive.

Commuters will appreciate the easy access to the M25/23 motorways, just a 15-minute drive away. South Croydon Train Station is also within reach via a short bus ride (Route 64), providing fast and convenient access to London. EPC pending

Porch
 1'6" x 6'5" (0.47 x 1.98)

Entrance Hall
 13'0" x 6'5" (3.97 x 1.96)

Kitchen/ Breakfast Room
 9'9" x 17'10" (2.99 x 5.45)

Living/ Dining Room
 25'1" x 11'7" (7.66 x 3.54)

Downstairs WC
 4'3" x 2'9" (1.30 x 0.84)

Garage
 14'2" x 10'4" (4.33 x 3.15)

Landing
 7'0" x 6'4" (2.15 x 1.95)

Bedroom One
 12'11" x 11'6" (3.94 x 3.52)

Bedroom Two
 11'10" x 8'0" (3.63 x 2.46)

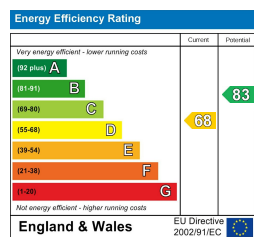
Bedroom Three
 7'3" x 10'3" (2.23 x 3.13)

Bedroom Four
 7'6" x 10'3" (2.31 x 3.14)

Bedroom Five
 7'4" x 8'2" (2.25 x 2.51)

Bathroom
 7'11" x 6'5" (2.43 x 1.96)

Garden



TAX BAND: E

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

- Five bedroom semi-detached home
- Located on a quiet, desirable road
- Spacious through lounge
- Modern fitted kitchen with breakfast area
- Secluded, low-maintenance garden
- Garage and driveway for parking
- Bright and airy living spaces
- Close to highly rated schools
- Ideal for family living
- Another property entrusted to Paul Meakin

