



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 1136.53 ft<sup>2</sup>  
 105.59 m<sup>2</sup>

(1) Excluding balconies and terrace

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

EST 1973  
**Paul Meakin** £550,000 Foxearth Road, South Croydon, CR2 8EL  
 ESTATE AGENTS

We are pleased to welcome to the market this extended and exceptionally well presented three bedroom semi detached family home which benefits from a living room measuring 23'2 x 10'7, separate dining room, refitted kitchen, refitted family bathroom, salon which can be accessed by its own door with separate w/c, large landscaped rear garden with summer house, double glazed windows throughout, gas central heating via radiators and off street parking for several cars. This property is conveniently located for Selsdon local amenities, frequent bus services to surrounding areas and both Selsdon Primary and Croydon High Schools. Call now to avoid disappointment and to appreciate size and standard.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

ENTRANCE HALL

LIVING ROOM  
23'2" x 10'7" (7.06 x 3.23)

DINING ROOM  
14'1" x 11'3" (4.29 x 3.43)

KITCHEN  
20'2" x 6'8" (6.15 x 2.03)

LANDING

BEDROOM ONE  
14'1" x 10'4" (4.29 x 3.15)

BEDROOM TWO  
12'4" x 10'3" (3.76 x 3.12)

BEDROOM THREE  
9'1" x 6'4" (2.77 x 1.93)

BATHROOM

GARDEN

SALON  
10'7" x 5'8" (3.23 x 1.73)

SALON W/C

OFF STREET PARKING

