



Ground Floor Building 1



Floor 1 Building 1



**Approximate total area<sup>(1)</sup>**  
 1010.96 ft<sup>2</sup>  
 93.92 m<sup>2</sup>

**Reduced headroom**  
 15.07 ft<sup>2</sup>  
 1.40 m<sup>2</sup>

(1) Excluding balconies and terrace:

Reduced headroom (below 1.5m/4.92ft)

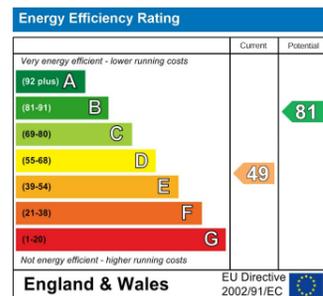
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EST 1973  
**Paul Meakin** £475,000 Bracewood Gardens, Croydon, CR0 5JL  
 ESTATE AGENTS

- Private Garden
- Downstairs cloakroom
- Another property entrusted to Paul Meakin
- Fitted kitchen
- Garage En Bloc

We would like to welcome to the market is this three double bedroom end of terrace family home which is situated in a cul de sac location and is conveniently located for easy access to East Croydon with its direct links into London Victoria and London Bridge. It is also ideally situated for the tramstop, frequent bus services and in the vicinity of good primary and secondary schools. Internally the property benefits from a fitted kitchen and bathroom, large living room, useful downstairs cloakroom, double glazed windows throughout, gas warm air heating, private garden and a garage en bloc. Vendor is suited so call now to avoid disappointment.



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  
DOWNSTAIRS CLOAKROOM  
LIVING ROOM  
12'5" x 21'5" (3.78 x 6.53)  
KITCHEN  
10'9" x 8'7" (3.28 x 2.62)  
UTILITY ROOM  
LANDING  
BEDROOM ONE  
13'0" x 12'8" (3.96 x 3.86)  
BEDROOM TWO  
8'11" x 14'7" (2.72 x 4.44)  
BEDROOM THREE  
9'11" x 8'11" (3.02 x 2.72)  
BATHROOM  
GARDEN  
GARAGE EN BLOC

