



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1213.78 ft²
 112.76 m²

(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 Offers In Excess Of £550,000 Turnstone Close, South Croydon, CR2 8SP
 ESTATE AGENTS

Paul Meakin are delighted to welcome to the market this extended and exceptionally well presented 3 bedroom semi detached family home with is situated with in a cul de sac location and positioned opposite woodland which in turn leads onto the popular Bird Sanctuary and is conveniently located for Greenvale Primary School, the 433 bus service and amenities. Internally the property benefits from an impressive open plan kitchen/diner, utility room, downstairs cloakroom, separate lounge, refitted four piece family bathroom, master bedroom with walk-in dressing room (bedroom number three has been converted to provide this but it can be put back into a bedroom), landscaped rear garden and garage which has currently been decked out as a gym. This property has plans for further extension to the side and loft conversion which has been approved so view now to appreciate all the benefits this family home has to offer along with size, standard and location.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
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
13'10" x 14'0" (4.22 x 4.27)

DINING ROOM
16'9" x 13'6" (5.11 x 4.11)

DOWNSTAIRS CLOAKROOM

KITCHEN
7'4" x 11'9" (2.24 x 3.58)

UTILITY ROOM
7'3" x 4'8" (2.21 x 1.42)

LANDING

BEDROOM ONE
10'7" x 14'6" (3.23 x 4.42)

BEDROOM TWO
10'5" x 11'1" (3.18 x 3.38)

BEDROOM THREE/DRESSING ROOM
6'1" x 9'0" (1.85 x 2.74)

BATHROOM

GARDEN

GARAGE/GYM
8'10" x 17'11" (2.69 x 5.46)

OFF STREET PARKING

