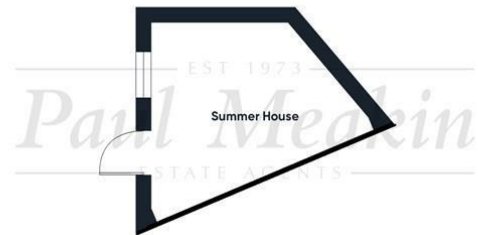


**Paul Meakin**  
ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
969.50 ft<sup>2</sup>  
90.07 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

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

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

TAX BAND: C

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



EST 1973  
**Paul Meakin**  
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**£465,000** Comport Green, Croydon, CR0 0BY



Do not miss this opportunity to acquire this exceptionally well presented and extended three double bedroom semi detached family home which internally benefits from an impressive open plan kitchen/diner, useful downstairs shower room, separate living room, refitted family bathroom, double glazed windows throughout, gas central heating via radiators, landscaped rear garden with brick built shed and newly paved driveway with off street parking for several cars. This property is conveniently located for local shops, Milne Park playground, bus services and Fairchildes Primary and Secondary school. This property warrants your earliest viewing, so view now to avoid disappointment. Freehold/ Croydon Council tax band C/ EPC C.



Entrance Hall

Living Room  
14'5 x 12'6 (4.39m x 3.81m)

Kitchen/Diner  
8'7 x 19'4 (2.62m x 5.89m)

Hallway  
9'1 x 5'4 (2.77m x 1.63m)

Shower Room

Landing

Bedroom  
11'10 x 11'1 (3.61m x 3.38m)

Bedroom  
9'2 x 11'0 (2.79m x 3.35m)

Bedroom  
8'7 x 8'0 (2.62m x 2.44m)

Bathroom

Garden

Summer House

Off Street Parking

