



EST 1973
Paul Meakin
ESTATE AGENTS

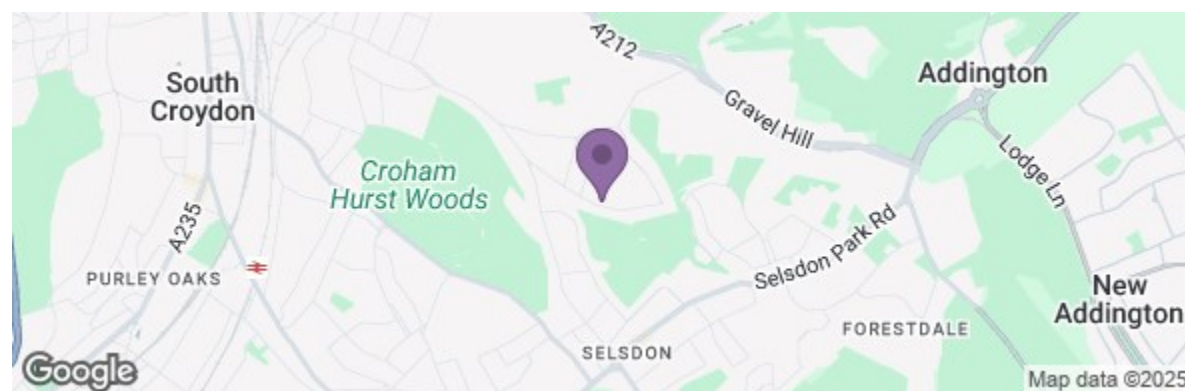
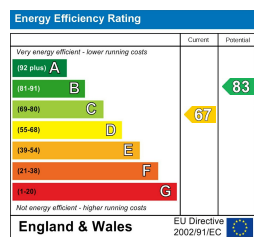
Approximate total area
1195.23 ft²
111.04 m²

(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.

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.

GIRAFFE360



TAX BAND:

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.



EST 1973
Paul Meakin
ESTATE AGENTS

Asking Price of £535,000 Croham Valley Road, South Croydon, CR2 7RE



An attractive three bedroom extended semi detached family home with a garage and potential for further extension STPP. Conveniently located on the popular Ballard's Farm development within close proximity to a variety of schools, transport links and amenities.



Internally comprises a good size reception room, conservatory, fitted kitchen, separate dining room/ study or optional fourth bedroom, useful downstairs cloakroom. Upstairs there are three bedrooms and a family bathroom. This property has been well maintained and offers the opportunity to create your own mark. The garden is private and mainly to lawn with access into the single garage. There is ample off street parking via a paved driveway at the front.

Croham Valley Road is a sought after residential road nearby to two bus services connecting to East Croydon Station in around 10 minutes, enjoying Littleheath Woods and Croham Hurst Woods and conveniently positioned within easy reach of Selsdon High Street with its comprehensive range of shops and amenities including Sainsburys, library, a choice of schools, golf courses and churches.

- Extended semi detached
- Three reception rooms
- Fitted kitchen
- Downstairs cloakroom
- Level garden
- Off street parking
- further scope to extend STPP

Porch

Entrance Hall
5'5" x 12'1" (1.66 x 3.70)

Kitchen
9'1" x 10'11" (2.79 x 3.33)

Living Room
11'4" x 25'5" (3.46 x 7.75)

Dining Room
8'0" x 14'0" (2.45 x 4.29)

Downstairs WC
2'11" x 6'11" (0.9 x 2.13)

Conservatory
14'1" x 7'4" (4.30 x 2.24)

Garage
8'2" x 15'3" (2.49 x 4.67)

Landing

Bedroom One
10'3" x 13'8" (3.13 x 4.19)

Bedroom Two
10'2" x 11'5" (3.12 x 3.50)

Bedroom Three
6'7" x 7'2" (2.02 x 2.19)

Bathroom
6'6" x 5'4" (1.99 x 1.65)

Separate WC

Garden

