



EST 1973
Paul Meakin Offers In Excess Of £450,000 Tunstall Road, Croydon, CR0 6TY
 ESTATE AGENTS

(1) Excluding balconies and terraces
 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC



Paul Meakin are pleased to market this beautifully presented extended three bedroom terraced family home with private rear garden, conveniently located in a popular residential road close to East Croydon station. Internally this family home offers bright and spacious accommodation over three floors, sympathetically updated with stylish interiors and modern design. Features include two separate reception rooms, refitted kitchen, a stunning master bedroom with ensuite and study area plus a family bathroom. This style of property always attracts attention, your earliest viewing is advised to appreciate location presentation and size.

The property is superbly located within easy access of East Croydon station, providing convenient links into Central London and the surrounding area. Regular bus routes provide connections to an array of shops and amenities, as well as leisure facilities including a cinema complex. South Croydon's 'Restaurant Quarter' is also within easy reach for a diverse selection of bars and restaurants, and Purley town centre just a short distance away for a further variety of supermarkets, shops and eateries. The area is also well served by excellent schools and open spaces.

Freehold, council tax band D. EPC D

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- Beautifully presented
- Two separate reception rooms
- Master bedroom with en-suite
- Private rear garden
- EPC Rating D

- Three bedrooms
- Contemporary kitchen
- Family bathroom
- Popular location
- Another property entrusted to Paul Meakin Estate Agents

Living room
12'7 x 12'7 (3.84m x 3.84m)

Dining room
10'6 x 12'6 (3.20m x 3.81m)

Kitchen
12'4 x 8'1 (3.76m x 2.46m)

Bedroom two
10'6 x 12'6 (3.20m x 3.81m)

Bedroom three
12'4 x 8'0 (3.76m x 2.44m)

Bathroom
7'2 x 7'11 (2.18m x 2.41m)

Bedroom one
10'9 x 9'7 (3.28m x 2.92m)

En-suite shower room
7'3 x 6'11 (2.21m x 2.11m)

Study area

Garden

