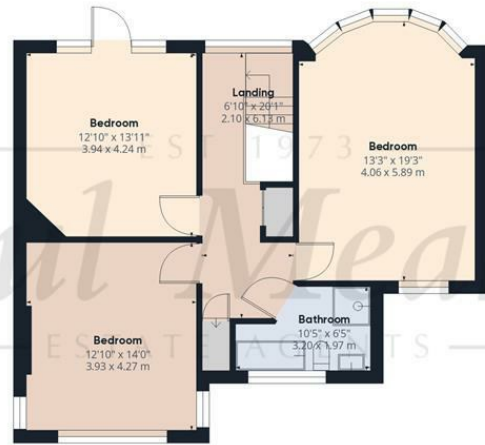




Ground Floor



Floor 1

Approximate total area[†]
 1936.78 ft²
 179.93 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

GIRAFFE360



EST 1973
Paul Meakin £750,000 Coombe Lane, Croydon, CR0 5RF
 ESTATE AGENTS



A fantastic opportunity to acquire one of the largest three double-bedroom semi-detached family homes available with an abundance of scope to extend STPP to a home that will truly grow with families. Situated on a level plot in a sought-after location within walking distance of Royal Russell School, the Tramlink and Lloyd Park. Internally, boasting accommodation comprising a large entrance hall leading to the two character-filled reception rooms with a log burner in the living room and spacious refitted kitchen breakfast room, which in turn leads to the sunroom with under floor heating, that enjoys the outlook onto the landscaped south-facing garden. The first floor offers a large landing perfect to take a loft conversion staircase with three large doubles, the smallest measuring 13'11 x 12'10, and a four-piece family bathroom. Additionally, the large frontage to the property offers off-street parking for multiple cars and a garage with an electric door.

The property is also surrounded by exceptional schools, ideal transport links being only a minutes' walk to Coombe Lane Tram Stop (Approx: 10 minutes to East Croydon Station) which links to East Croydon Station (Zone 5 Approx: 13 Minutes to London Bridge). This is the perfect family home and viewings are highly recommended to appreciate the size and location.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		52	78
EU Directive 2002/91/EC			



TAX BAND: F

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

Living room
13'3" x 19'3" (4.05 x 5.88)

Dining room
12'11" x 14'1" (3.94 x 4.30)

Kitchen
12'10" x 13'11" (3.93 x 4.25)

Garage
10'2" x 16'10" (3.10 x 5.14)

Sunroom
9'10" x 15'10" (3.00 x 4.83)

W/C
5'6" x 6'7" (1.68 x 2.02)

Bedroom
13'3" x 19'3" (4.06 x 5.89)

Bedroom
12'11" x 13'10" (3.94m x 4.24)

Bedroom
12'10" x 14'0" (3.93 x 4.27)

Bathroom
10'5" x 6'5" (3.20 x 1.97)

