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**Paul Meakin** Guide Price £450,000 Cliffe Road, South Croydon, CR2 6PQ  
 ESTATE AGENTS



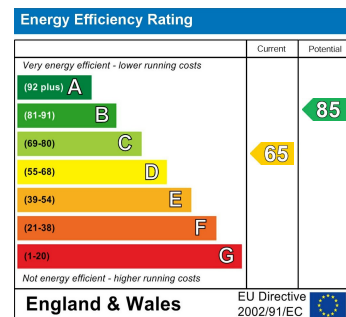
Paul Meakin are delighted to market this 'chain free' stunning and deceptively spacious two bedroom terrace character house. Conveniently situated in a cul-de-sac location of South Croydon where everything is within easy reach - shops, restaurants, cafes, and the mainline train station giving you access into central London in under 20 minutes.

The property benefits from a bright and airy open plan living / dining area with character features and fireplace. Leading to the contemporary refitted kitchen which has ample storage, space, and direct access to the courtyard style garden. The external space is flexible and with the addition of a gated entrance at the back of the garden for easy access to the rear of the property.



The first floor offers a good sized master bedroom plus a double second bedroom, skylight to landing giving additional light leading to the impressive, refitted bathroom with free standing bath and separate shower cubicle.

The current owner has spent time and money renovating this property to a high standard which makes it a great purchase for buyers to move into and immediately entertain friends and family whilst enjoying the accommodation on offer. Your earliest viewing is advised to appreciate the location, presentation, and size.  
 Croydon Council 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

- Two bedroom terrace character home
- Stunning and deceptively spacious
- 'Chain Free' Freehold property
- Open plan living / dining area
- Direct access to the courtyard style garden
- Current owners have renovated this property to a high standard
- Refitted kitchen and bathroom
- Fantastic Cul-de-sac location
- Walking distance to South Croydon station
- Another property entrusted to Paul Meakin Estate Agents



Entrance Porch  
3'0" x 3'6" (0.93 x 1.08)

Open plan Living/Dining Room  
24'1" x 13'8" (7.35 x 4.19)

Kitchen  
15'1" x 8'7" (4.62 x 2.62)

Landing  
10'3" x 3'1" (3.13 x 0.94)

Bedroom One  
10'10" x 13'8" (3.32 x 4.17)

Bedroom Two/ Current Office  
12'9" x 8'0" (3.91 x 2.46)

Bathroom  
9'5" x 8'6" (2.89 x 2.60)

