

Paul Meakin
ESTATE AGENTS

Approximate total area⁽¹⁾
 1299 ft²
 120.7 m²

Reduced headroom
 21 ft²
 2 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EST 1973
Paul Meakin £700,000 Barnfield Road, South Croydon, CR2 0EY
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Nestled on Barnfield Road in the desirable area of South Croydon, this charming detached house presents an excellent opportunity for those seeking to create their dream family home. Spanning an impressive 1,299 square feet, the property boasts three well-proportioned bedrooms, a spacious reception room, and a bathroom, making it ideal for families or those looking for extra space.

One of the standout features of this home is its potential for extension, with various options available to enhance the living space, subject to planning permission. The generous plot includes a large, secluded garden, perfect for outdoor activities and family gatherings, while off-street parking and a garage provide convenience and security for your vehicles.

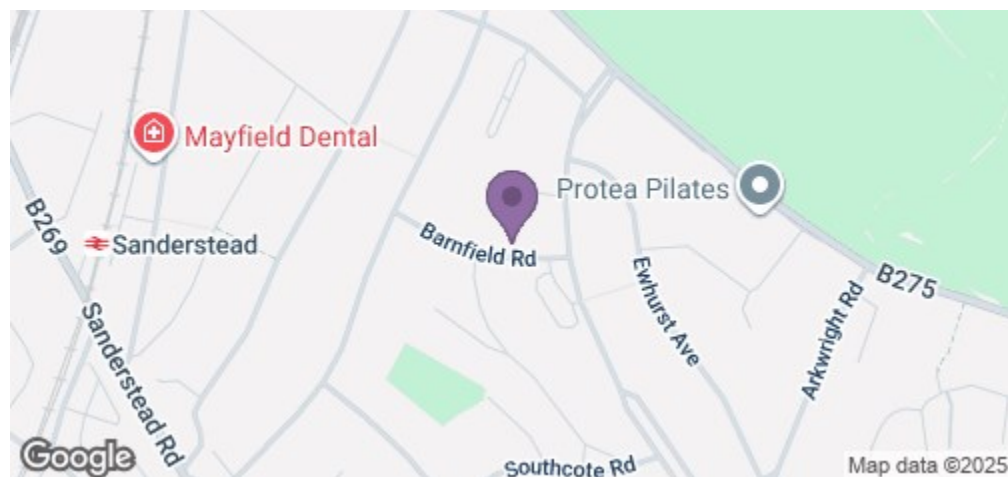
The location is particularly appealing, with Ridgeway School and other excellent senior schools, both private and state, in close proximity. Additionally, the property benefits from good transport links, ensuring easy access to the wider area.

Although the house is in need of modernisation, it offers a perfect blank canvas for those looking to personalise their living space. With no onward chain, this property is ready for you to make it your own. Don't miss the chance to transform this house into your ideal family home in a sought-after location.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	56 → 66
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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 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



- Chain Free
- Three bedroom detached
- Scope to extend STPP
- Large garden
- Driveway
- Garage
- Walking distance to Ridgeway school
- Viewing advised

- Porch
3'3" x 9'3" (1.01 x 2.82)
- Entrance Hall
13'0" x 8'11" (3.97 x 2.73)
- Reception Room
11'10" x 17'10" (3.61 x 5.46)
- Kitchen
12'0" x 8'5" (3.67 x 2.58)
- Downstairs WC
5'10" x 3'2" (1.79 x 0.97)
- Landing
4'0" x 6'2" (1.24 x 1.89)
- Bedroom One
11'10" x 17'9" (3.61 x 5.43)
- Bedroom Two
12'9" x 16'2" (3.91 x 4.93)
- Bedroom Three
11'7" x 8'4" (3.54 x 2.55)
- Bathroom
7'4" x 5'4" (2.24 x 1.65)
- Garage
9'0" x 16'4" (2.75 x 4.98)
- Garden

