

Approximate total area⁽¹⁾
 994 ft²
 92.4 m²

(1) Excluding balconies and terraces

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 £525,000 Limsfield Road, South Croydon, CR2 9LJ
 ESTATE AGENTS

Nestled on Limsfield Road in South Croydon, this charming end of terrace house, built in 1930's, offers a delightful blend of comfort and convenience. The property features two well-proportioned bedrooms with a refitted jack n jill bathroom, making it an ideal choice for first-time buyers or those seeking to downsize.

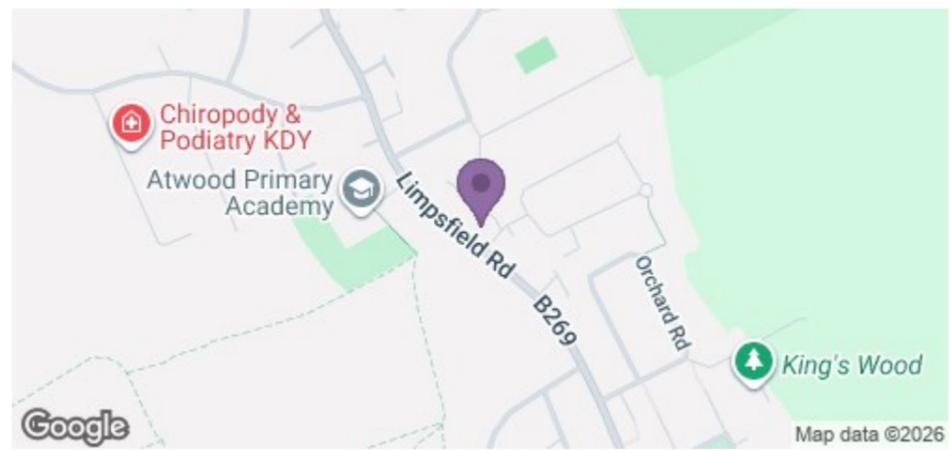
Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The open-plan kitchen and dining area create a warm and welcoming atmosphere, perfect for family gatherings or intimate dinners. Additionally, a convenient downstairs cloakroom enhances the practicality of the home.

The exterior boasts a beautifully landscaped garden, providing a serene outdoor space to unwind. A detached garage at the rear offers valuable storage or potential for a workshop, while off-street parking at the front ensures ease of access.

This property is ideally situated, with excellent transport links and a variety of local amenities within easy reach. Families will appreciate the proximity to both primary and secondary schools, making it a prime location for those with children.

In summary, this delightful two-bedroom house on Limsfield Road presents a wonderful opportunity for anyone looking for a home in a fantastic location. With its charming features and convenient amenities, it is sure to attract interest from a range of buyers. Don't miss the chance to make this lovely property your new home.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC



TAX BAND: D

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

- End of Terrace
- Two double bedrooms
- Refitted Jack and Jill bathroom
- Two reception rooms
- Open plan kitchen living space
- Landscaped garden
- Off street parking via driveway
- Detached garage rear access



Hallway
7'7 x 6'9 (2.31m x 2.06m)

Kitchen
9'7 x 7'4 (2.92m x 2.24m)

Dining Area
16'11 x 12'5 (5.16m x 3.78m)

Living Room
13'6 x 11'7 (4.11m x 3.53m)

Study
9'9 x 7'7 (2.97m x 2.31m)

Landing

Bedroom
13'10 x 13'10 (4.22m x 4.22m)

Bedroom
13'10 x 10'9 (4.22m x 3.28m)

Bathroom
8'3 x 5'2 (2.51m x 1.57m)

Garden

Driveway

Garage
16'4" x 14'8" (5 x 4.48)

