

Approximate total area<sup>(1)</sup>  
 958.39 ft²  
 89.04 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



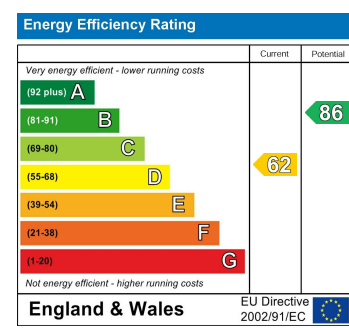
EST 1973  
**Paul Meakin** Guide Price **£525,000** Grange Road, South Croydon, CR2 0NF  
 ESTATE AGENTS

Paul Meakin are delighted to market this exceptionally well presented three bedroom family home situated in a favourable road within walking distance to Purley Oaks and Sanderstead station, frequent bus services and a variety of shops, restaurants and amenities.

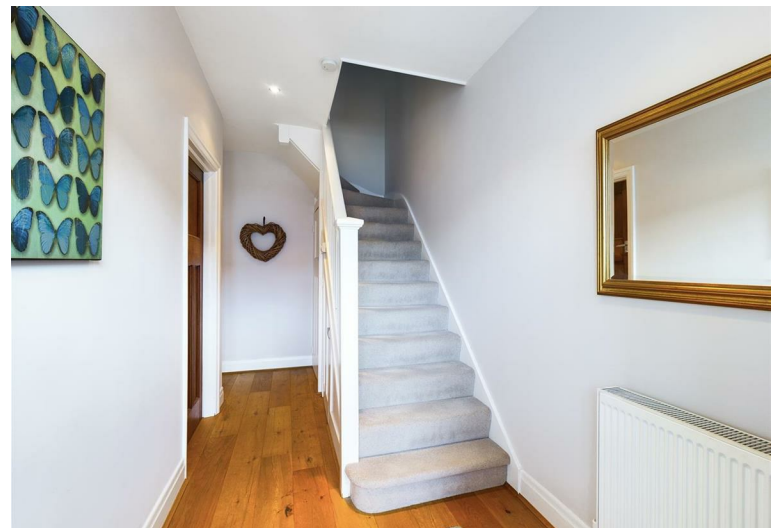
Internally this property boasts bright and spacious accommodation with a large reception room, refitted kitchen leading onto dining room, refitted four piece family bathroom, landscaped rear garden, double glazed windows throughout, gas central heating via radiators and off street parking.

Call now to appreciate size, standard and location.

Freehold/ Croydon council 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 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





Entrance Hall

Living Room

14'5 x 12'7 (4.39m x 3.84m)

Dining Room

13'0 x 11'8 (3.96m x 3.56m)

Kitchen

9'5 x 6'11 (2.87m x 2.11m)

Landing

Bedroom

14'9 x 11'10 (4.50m x 3.61m)

Bedroom

13'0 x 10'9 (3.96m x 3.28m)

Bedroom

8'3 x 6'11 (2.51m x 2.11m)

Bathroom

Garden

Off Street Parking

