



Ground Floor



Floor 1

Paul Meakin

Approximate total area⁽¹⁾
 1888.10 ft²
 175.41 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 Offers Over £800,000 Harewood Road, South Croydon, CR2 7AT
 ESTATE AGENTS



Paul Meakin are delighted to welcome to the market this bespoke four bedroom detached family home with stunning garden situated in the heart of South Croydon.

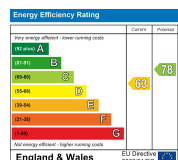
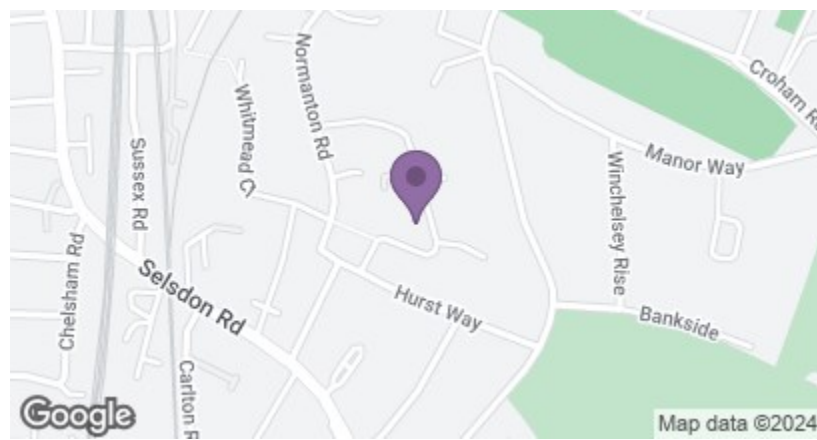
The property has been lovingly designed with hand crafted elements on display throughout. The ground floor comprises of an impressive entrance hall, cloakroom, open plan living / dining/ kitchen with bi-folding doors providing access to the garden, a second reception room also with garden views and the addition of a utility space and office.

To the first floor there is a master suite with dressing area, en-suite shower room and balcony, three further double bedrooms and a family bathroom. Externally there is a large west facing garden with terrace perfect for al fresco dining and entertaining, lawn and fruit / vegetable beds. In addition there is ample driveway parking and an integral garage.



Conveniently located for an array of public transport. South Croydon and Sanderstead train stations have links to London Bridge/London Victoria and Thameslink to Luton Airport, Brighton and Gatwick Airport. The Lloyd Park tram stop is situated closeby, which has connections to Wimbledon and New Addington and there is a frequent bus service providing easy access to a variety of restaurants, shops, local amenities, woodland walks and a selection of public and private schools.

Croydon Council Tax Band G.



TAX BAND: G

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

- Four bedroom beautifully presented detached house
- Chain free
- Open plan living / dining room
- Bespoke kitchen and utility room
- Second reception room plus office space
- Master suite with dress area, en-suite and balcony
- Three further double bedrooms
- Family bathroom
- Large garden with terrace and lawn area
- Garage and ample driveway parking



Entrance Hall
14'10" x 10'3" (4.54 x 3.13)

Bedroom One
10'0" x 16'6" (3.06 x 5.03)

Kitchen
13'1" x 10'6" (3.99 x 3.22)

En suite bathroom
9'2" x 5'6" (2.80 x 1.69)

Living/ Dining Area
28'1" x 11'9" (8.57 x 3.60)

Balcony
11'0" x 5'11" (3.37 x 1.81)

Living Room
10'1" x 13'9" (3.09 x 4.20)

Bedroom Two
12'1" x 11'8" (3.69 x 3.56)

Office
5'7" x 22'3" (1.72 x 6.80)

Bedroom Three
13'4" x 11'8" (4.08 x 3.56)

Downstairs WC
4'5" x 5'7" (1.37 x 1.72)

Bedroom Four
9'3" x 10'7" (2.83 x 3.25)

Garage
10'5" x 15'2" (3.19 x 4.63)

Family Bathroom
8'11" x 6'9" (2.73 x 2.06)

Landing
18'6" x 3'6" (5.66 x 1.07)

Garden

