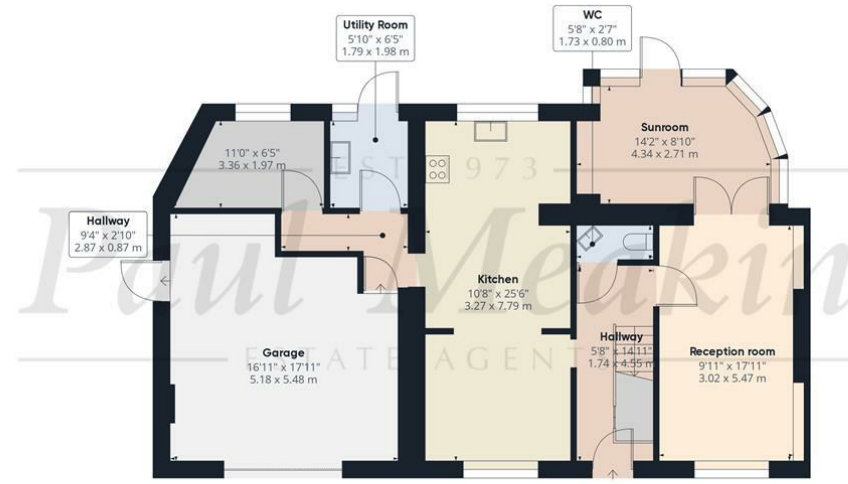
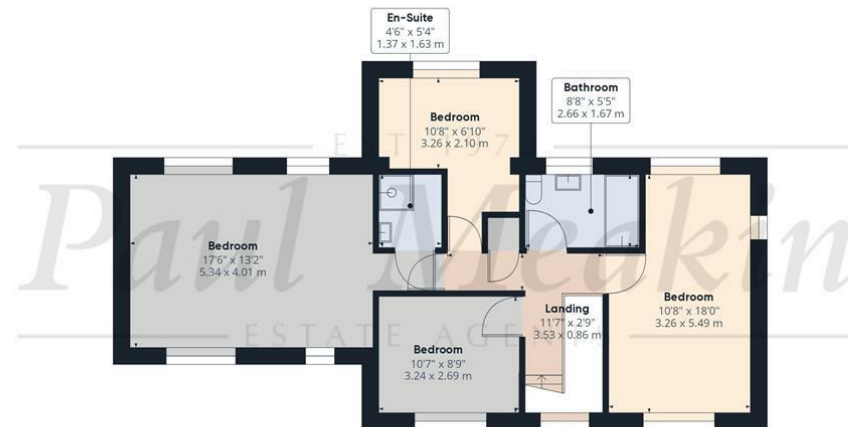




EST 1973
Paul Meakin £900,000 Trinity Close, South Croydon, CR2 0EP
 ESTATE AGENTS



Ground Floor



Floor 1



Approximate total area¹⁾
 1889.23 ft²
 175.52 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.

GIRAFFE 360

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	

England & Wales 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 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



Paul Meakin are pleased to launch this Chain Free attractive double fronted detached family home located in a quiet cul-de-sac location with perfect for access to 'Ridgeway' primary school and Sanderstead Station providing excellent links to London. The property offers three reception rooms, a great sized Kitchen/Diner with integrated appliances, separate Utility room, Cloakroom, Conservatory, Study, Master Bedroom with en-suite Shower room, a three further first floor Bedrooms & Family Bathroom. There is also a large Double Garage currently used as a home gym which has an independent entrance and could easily be converted (subject to usual consents) to provide an Annexe arrangement making this home ideal for an extended family. The Rear Garden extends to approx. 120' and enjoys a large patio area with backdrop beyond the mature hedge and shrub border, side access to both sides of the property with an in out driveway for multiple cars. Trinity Close is located off Elmfield Way a popular road offering a small range of shops to include a convenience store, post office, dry cleaners and wine merchants. Elmfield Way adjoins the Upper Selsdon Road where buses can be found serving Selsdon, Central Croydon and beyond. The highly regarded Ridgeway Primary schools is a 5 minute walk and Sanderstead Station approx 10 minutes walk. The open space of Croham Hurst woods is also to be found within a few minutes walk offering a fabulous space for leisurely walks. Council Tax Band F

- Chain Free
- Double fronted detached home
- Three reception rooms
- Utlity room
- Kitchen breakfastroom
- Master bedroom with En suite
- Large garden
- In out Driveway
- Close to Schools and Transport links



Hallway
14'11 x 5'8 (4.55m x 1.73m)

Reception room
17'11 x 9'11 (5.46m x 3.02m)

Sun room
14'2 x 8'10 (4.32m x 2.69m)

Kitchen Breakfast room
25'6 x 10'8 (7.77m x 3.25m)

Utlity room
6'5 x 5'10 (1.96m x 1.78m)

Study
11 x 6'5 (3.35m x 1.96m)

Landing
11'7 x 2'9 (3.53m x 0.84m)

Bedroom
17'6 x 13'2 (5.33m x 4.01m)

En Suite
5'4 x 4'6 (1.63m x 1.37m)

Bedroom
18' x 10'8 (5.49m x 3.25m)

Bedroom
10'7 x 8'9 (3.23m x 2.67m)

Bedroom
10'8 x 6'10 (3.25m x 2.08m)

Bathroom
8'8 x 5'5 (2.64m x 1.65m)

Garden

Garage
17'11 x 16'11 (5.46m x 5.16m)

In out Driveway

