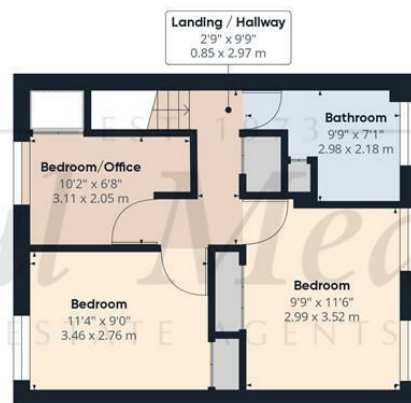


Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1015.9 ft²
 94.38 m²

Reduced headroom
 14.23 ft²
 1.32 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

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

EST 1973
Paul Meakin Price Guide £500,000 Ridge Langley, South Croydon, CR2 0AQ
 ESTATE AGENTS

Paul Meakin are delighted to market this Three bedroom end of terrace house in the well-known Ridge Langley development. These popular homes offer a downstairs cloakroom, a large open plan lounge dining area with direct access to a secluded garden, refitted kitchen plus being end of terrace an additional reception room, three good sized bedrooms, refitted bathroom, and a garage en bloc. This property is perfect for buyers downsizing and young professional looking for their first home. In a great location for surrounding amenities including bus services into Croydon and Sanderstead and Selsdon. Sanderstead Village offers a small selection of shops including a Costa Coffee and Waitrose Supermarket, several mainline railway stations serving central London including Sanderstead, Purley oaks and East Croydon. Tram link additionally provides access into Croydon and Wimbledon, accessing excellent reputable schools for children of all ages including Royal Russell, Whitgift, Croydon High, Trinity, Ridgeway, Gresham & Atwood Primary schools and Riddlesdown Collegiate. This property is located close to the popular and in high demand 'Ridgeway' Primary School. The M25 junction 6 is located at Godstone approx. 15minutes drive away and provides access.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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:

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

- End of Terrace
- Additional side reception room
- Refitted kitchen
- Refitted bathroom
- Large lounge
- Downstairs cloakroom
- Larger than average corner plot garden



ENTRANCE HALL

DOWNSTAIRS CLOAKROOM

LOUNGE/DINER
23'10 x 10'11 (7.26m x 3.33m)

KITCHEN
10'9 x 7'8 (3.28m x 2.34m)

Reception room
11'2 x 8'8 (3.40m x 2.64m)

LANDING

BEDROOM ONE
11'6 x 9'9 (3.51m x 2.97m)

BEDROOM TWO
11'4 x 9' (3.45m x 2.74m)

BEDROOM THREE
10'2 x 6'8 (3.10m x 2.03m)

BATHROOM
9'9 x 7'1 (2.97m x 2.16m)

GARDEN

GARAGE EN BLOC

