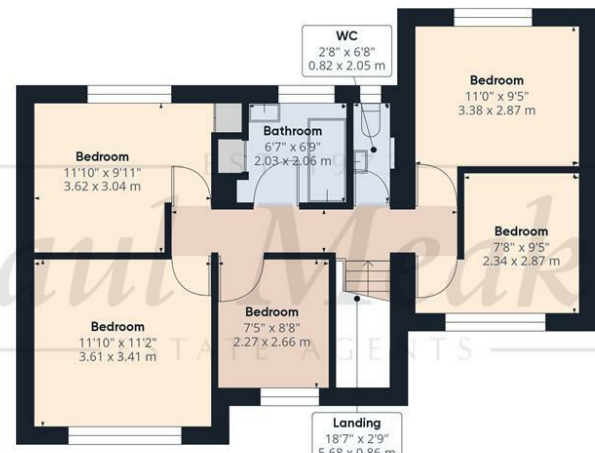
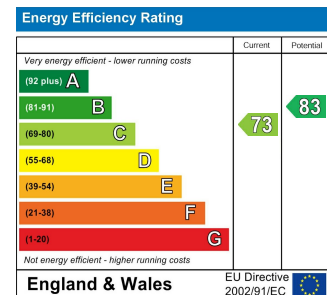


Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1381.44 ft<sup>2</sup>  
 128.34 m<sup>2</sup>

Reduced headroom  
 0.65 ft<sup>2</sup>  
 0.06 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

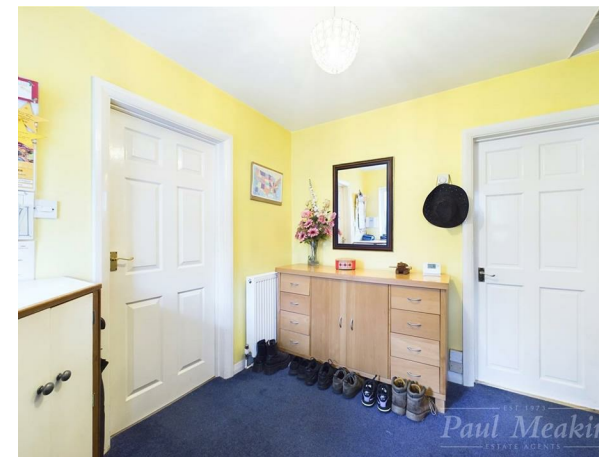
GIRAFFE360



EST 1973  
**Paul Meakin** Offers Over £700,000 Hyde Road, South Croydon, CR2 9NR  
 ESTATE AGENTS



Nestled in a tree lined residential road is this five bedroom detached family home located within Riddlesdown Colligate catchment area. This extended property offers good sized versatile accommodation for growing families enjoying far reaching views across Riddlesdown. Internally boasting a large entrance hall, downstairs cloakroom, a bright and spacious reception room, refitted kitchen, a utility room and an impressive 17' x 11'1 separate dining room.



The first floor offers five bedrooms and a refitted family bathroom. The gardens front and back are private, off street parking is provided via driveway and this is a great home for buyers looking for well balanced accommodation in their next home without having to go through extensive extensions but who keen to put their own stamp on a property to decorate and update the impressive space. Located near local amenities, schools, and transport links, this property offers comfort and convenience.

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

- Detached family home
- Five bedrooms
- Two large separate reception rooms
- Refitted kitchen
- Utlity room
- Downstairs cloakroom
- Far reaching views accross Riddlesdown
- Off street parking
- Catchment area to Riddlesdown Collegiate
- Viewing is advised.



Entrance hall

Cloakroom

Reception room  
21'7 x 11'11 (6.58m x 3.63m)

Kitchen  
9'11 x 9'9 (3.02m x 2.97m)

Dining Room  
17' x 11'1 (5.18m x 3.38m)

Utlity Room  
11'1 x 6'8 (3.38m x 2.03m)

Landing

Bedroom  
11'10 x 11'2 (3.61m x 3.40m)

Bedroom  
11'10 x 9'11 (3.61m x 3.02m)

Bedroom  
11' x 9'5 (3.35m x 2.87m )

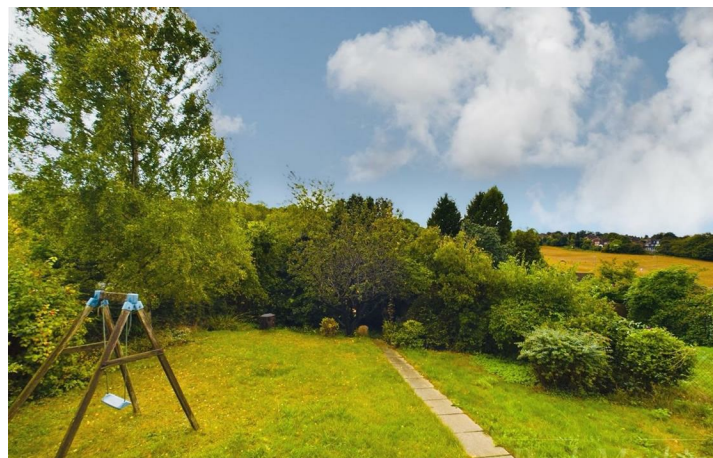
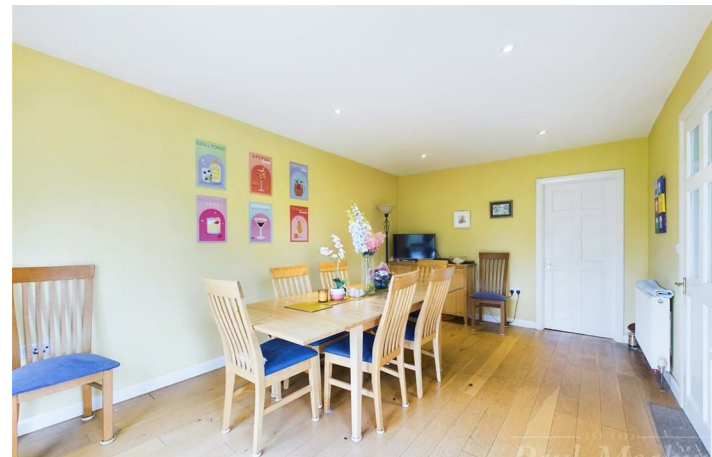
Bedroom  
9'5 x 7'8 (2.87m x 2.34m)

Bedroom  
8'8 x 7'5 (2.64m x 2.26m)

Bathroom  
6'9 x 6'7 (2.06m x 2.01m )

Separate W.C

Drive way



Garden

