

Ground Floor Building 1



First Floor Building 1

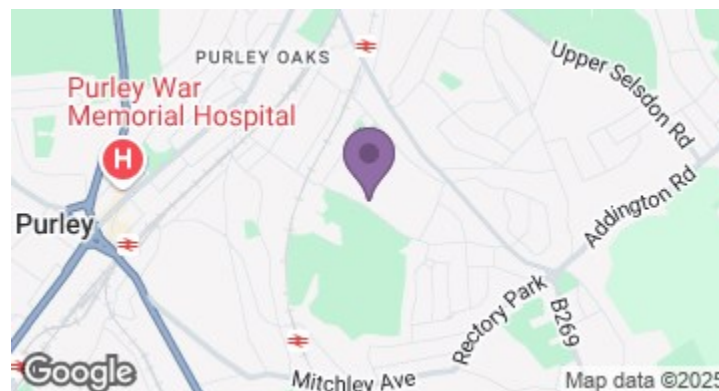
Approximate total area  
1265.53 ft<sup>2</sup>  
117.57 m<sup>2</sup>

(1) Excluding balconies and terraces

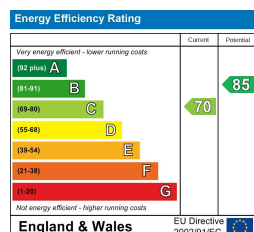
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not conform with RICS IPMS 3C.

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1265.53 ft<sup>2</sup>  
117.57 m<sup>2</sup>



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



£685,000 Maywater Close, South Croydon, CR2 0RS



'Vendor suited' A truly exceptional four-bedroom detached family home, quietly situated in a desirable, level cul-de-sac location. The property benefits from a spacious driveway providing parking for two vehicles, along with a double garage. Internally, the accommodation boasts three reception rooms plus a cloakroom/study, refitted kitchen with a utility room, four bedrooms, master bedroom with an en-suite shower, and a refitted family bathroom. Notably, the home is equipped with modern air conditioning throughout, enhancing comfort and convenience.

Maywater Close is a small cul-de-sac which comprises similar housing located just off Purley Downs Road which is opposite the popular Purley Downs Golf Course. Public transport is easily accessible, with the 359 bus route providing direct connections to Purley and Addington Village. Additionally, Purley Oaks and Sanderstead stations are both a short 15-minute walk away, offering regular fast train services into Central London. Numerous other bus routes can be found here to give access into Central Croydon which provides a vast range of shopping and entertainment facilities.

The property is ideally located close to popular schools and nurseries, catering for children of all ages, with both the state and private sector.

This versatile home warrants your earliest viewing to appreciate the location, presentation and size.



- Vendor Suited
- Detached family home
- Three reception rooms
- Downstairs cloakroom
- Refitted kitchen
- Utility room
- En-suite to master bedroom
- Level cul de sac location
- Detached garage
- Another entrusted to Paul Meakin estate agents



**Entrance Hall**  
**Living Room**  
 13'10" x 15'6" (4.22 x 4.74)  
**Dining Room**  
 10'11" x 10'2" (3.34 x 3.11)  
**Kitchen**  
 10'11" x 10'10" (3.33 x 3.31)  
**Utility Room**  
 6'3" x 4'7" (1.91 x 1.42)  
**Downstairs WC**  
 2'11" x 4'7" (0.9 x 1.42)  
**Study/ Cloakroom**  
 7'8" x 5'8" (2.36 x 1.74)  
**Conservatory**  
 10'2" x 13'6" (3.12 x 4.13)  
**Landing**

**Bedroom One**  
 11'2" x 12'7" (3.41 x 3.84)  
**Ensuite**  
**Bedroom Two**  
 10'9" x 11'7" (3.28 x 3.55)  
**Bedroom Three**  
 8'0" x 9'6" (2.45 x 2.92)  
**Bedroom Four**  
 7'5" x 8'6" (2.27 x 2.61)  
**Family Bathroom**  
 9'2" x 5'8" (2.80 x 1.73)  
**Garden**  
**Double Garage**  
 16'3 x 16'2 (4.95m x 4.93m)

