Paul Meakin
EST 1973
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Floor Plan

Ground Floor

Hallway
8'10" x 4'3"
2.71 x 1.30 m

Kitchen
5'7" x 12'3"
1.21 x 3.75 m

Dining Room
11'10" x 8'11"
3.62 x 2.73 m

Living Room
11'1" x 10'8"
3.39 x 3.26 m

Floor 1

Stairs

Landing
2'10" x 13'10"
0.86 x 4.24 m

Bedroom/Study
5'6" x 7'4"
1.69 x 2.24 m

Bathroom
5'6" x 5'11"
1.68 x 1.81 m

Bedroom
11'8" x 10'9"
3.57 x 3.28 m

Floor 2

Bedroom
11'2" x 21'9"
3.42 x 6.64 m

Approximate total area
914 ft²
85 m²

Reduced headroom
63.2 ft²
5.87 m²

(1) Excluding balconies and t[...]

Reduced headroom
—— Below 5 ft/1.5 m

While every attempt has been [...] ensure accuracy, all measurem[...] approximate, not to scale. Th[...] plan is for illustrative purpos[...]

Calculations are based on RICS standard.

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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 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

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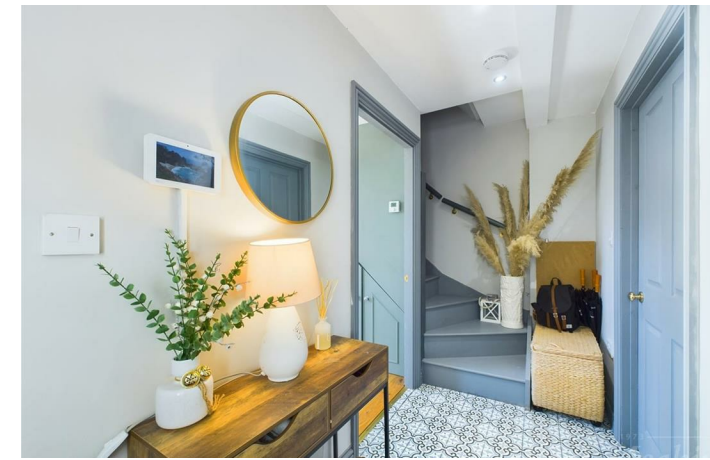**£435,000**   Haling Road, South Croydon, CR2 6HS

A stunning extended three bedroom end of terrace house with further scope to extend STPP situated in the heart of South Croydon. The property has undergone full refurbishment and a loft conversion to create a bright and spacious accomodation over three floors.

The property comprises of two seperate reception rooms, a refitted kicthen enjoying direct access to the level rear garden perfect for entertaining and al fresco dining, while the first floor provides two bedrooms, a modern refitted family bathroom and a master bedroom to the second floor. The level rear garden offers a decking area, a lovely BBq area and mainly laid to lawn, side gate access to front with off street parking for one car. Further potentila to extend is for a single or double storey rear similar to neighbouring property STPP creating a home which can truly grow with young families.

Situated on Haling Road near to South Croydon Station offering regular links into London. There are also several bus routes in close proximity along with local shops and Croydon's nearby 'Restaurant Quarter' as well as Boxpark in East Croydon.

- A stunning end of terrace
- Scope for further extension STPP
- Three bedrooms
- Over three floors
- Master bedroom loft conversion
- Refitted family bathroom
- Two reception rooms
- Refitted kitchen
- Level garden
- Off street Parking

Entrance hall

Living room
11'1 x 10'8 (3.38m x 3.25m)

Dining room
11'10 x 8'11 (3.61m x 2.72m)

Kitchen
12'3 x 5'7 (3.73m x 1.70m)

Landing

Bedroom
11'8 x 10'9 (3.56m x 3.28m)

Bedroom
7'4 x 5'6 (2.24m x 1.68m)

Bathroom

Bedroom
21'9 x 11'2 (6.63m x 3.40m)

Garden

Off street parking