

Approximate total area⁽¹⁾
686.63 ft²
63.79 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.

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

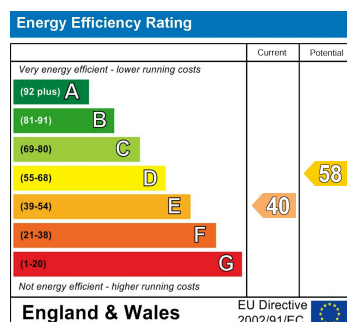
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EST 1973
Paul Meakin £375,000 Leyburn Gardens, Croydon, CR0 5NL
ESTATE AGENTS

Paul Meakin is delighted to present to the market this charming two-bedroom ground-floor maisonette/bungalow. Upon entering through your private front door, you are welcomed by a spacious entrance hall. The property boasts a bright and airy atmosphere, with large windows throughout, and features a modern kitchen and bathroom, two separate reception areas, two double bedrooms, and the added benefit of a garage en bloc.

Located in the sought-after Leyburn Gardens, this property offers the perfect balance of a peaceful residential setting with excellent transport links. Within walking distance of East Croydon, one of the area's major transport hubs, residents enjoy quick access to a wide range of train services, including direct connections to central London and Gatwick Airport. Additionally, the Lebanon Road Tram Stop is just a short stroll away, providing easy links to surrounding areas and further enhancing daily commuting convenience.



Entrance Hall
5'10" x 15'3" (1.78 x 4.67)

Living Room
13'5" x 12'9" (4.09 x 3.91)

Dining Room
9'8" x 10'3" (2.95 x 3.14)

Kitchen
7'3" x 7'6" (2.22 x 2.29)

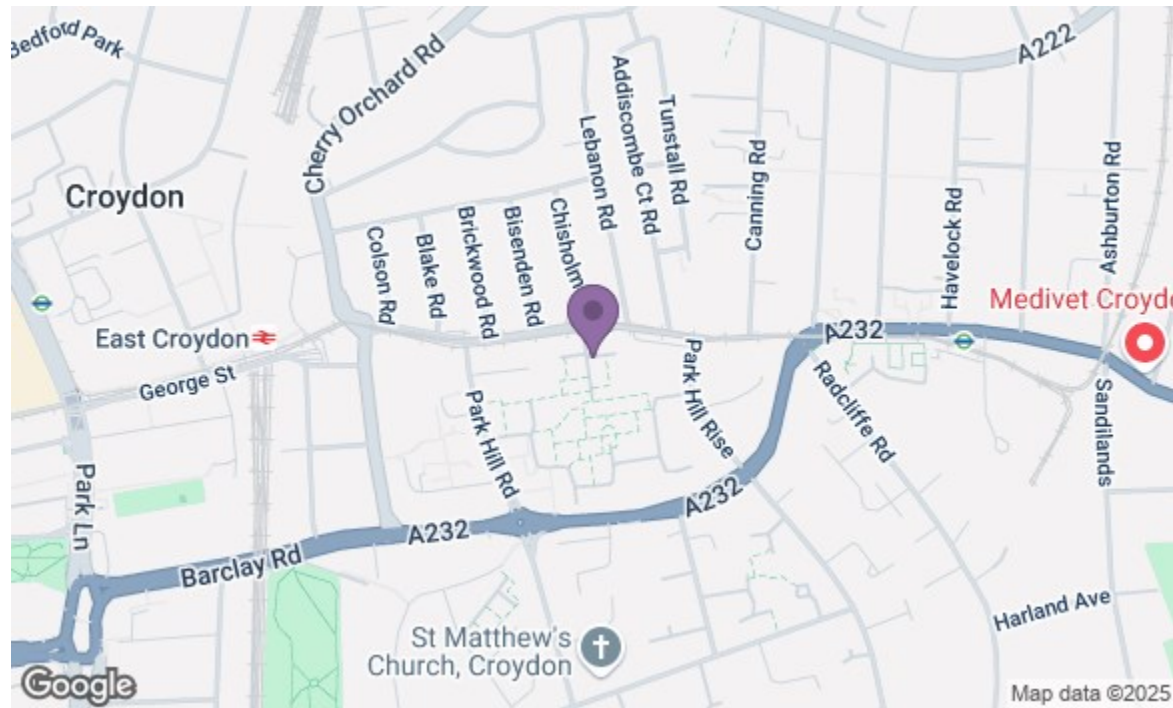
Bedroom One
11'3" x 10'7" (3.45 x 3.23)

Bedroom Two
6'11" x 10'5" (2.11 x 3.18)

Bathroom
5'4" x 7'5" (1.65 x 2.28)

TAX BAND: D

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



- Ground Floor Two bedroom Maisonette
- Bright and airy
- Ample Storage throughout
- Close to local amenities
- Two reception areas
- Refitted kitchen and bathroom
- Garage en bloc
- Fantastic transport links

