



EST 1973
Paul Meakin
ESTATE AGENTS

Price Guide £650,000 Temple Road, Croydon, CR0 1HW

- Entrance Hall
- Reception Room
- Kitchen/ Dining Room
15'3" x 11'8" (4.65 x 3.57)
- Downstairs WC
- Landing
- Bedroom One
15'4" x 10'9" (4.68 x 3.29)
- Bedroom Two
9'1" x 8'11" (2.78 x 2.72)
- Bedroom Three
9'4" x 9'11" (2.85 x 3.03)
- Bathroom
6'10" x 5'8" (2.10 x 1.73)
- Bedroom Four
15'0" x 9'1" (4.59 x 2.79)
- Garden



- Beautiful Victorian semi-detached home
- Retains original features, doors & windows
- Bright open-plan reception room with feature fireplace
- Modern kitchen/dining room opening to garden
- Courtyard-style garden
- Four bedrooms across first & second floors
- Stylish first-floor bathroom + guest WC
- Private driveway providing off-street parking
- 0.3 miles to South Croydon Station (direct City links)
- Close to good schools and local amenities

A beautifully presented Victorian semi-detached home set on a leafy residential road in the heart of South Croydon. Rich in period charm, the property retains many original features including doors, windows, high ceilings and a striking feature fireplace, while offering spacious and versatile accommodation across three floors.

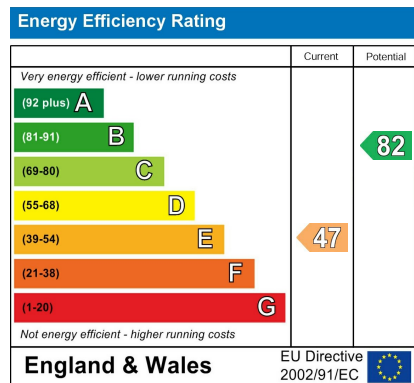
The ground floor welcomes you with an inviting entrance hallway leading into a bright open-plan reception room, ideal for both relaxing and entertaining. The modern kitchen/dining room is the true heart of the home, opening directly onto a delightful courtyard-style garden with mature planting and patio areas, creating a tranquil outdoor retreat. A convenient guest WC completes this level.

The first and second floors provide four well-proportioned double bedrooms, along with a stylish first-floor bathroom and excellent eaves storage. Wooden flooring enhances the warmth and character of the ground floor, while the carefully balanced blend of original features and modern touches ensures a timeless yet practical living environment.

Externally, the home benefits from a private driveway to the front, providing off-street parking. The garden to the rear offers a perfect balance of seclusion and greenery, ideal for summer dining or simply unwinding.

Both South Croydon and East Croydon stations are within walking distance, together providing direct services into London Bridge and London Victoria in under 30 minutes, making this property an excellent choice for commuters. The area is also well served by excellent schools, local shops, restaurants, and green open spaces, offering a superb lifestyle for families and professionals alike.

Your earliest viewing is encouraged to appreciate the beauty of this home.



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 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

