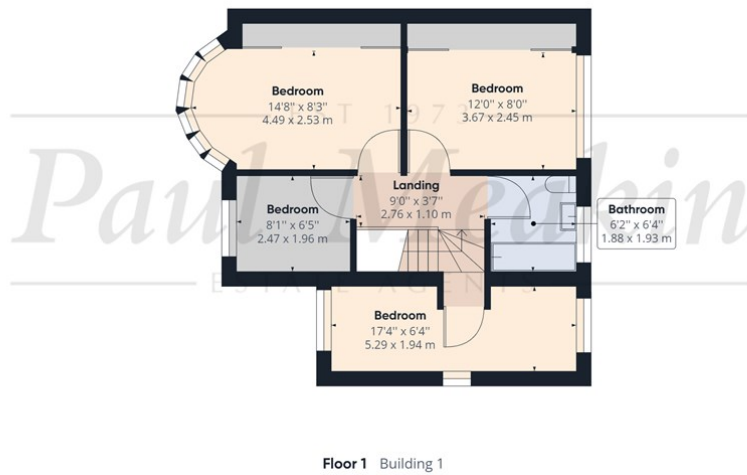
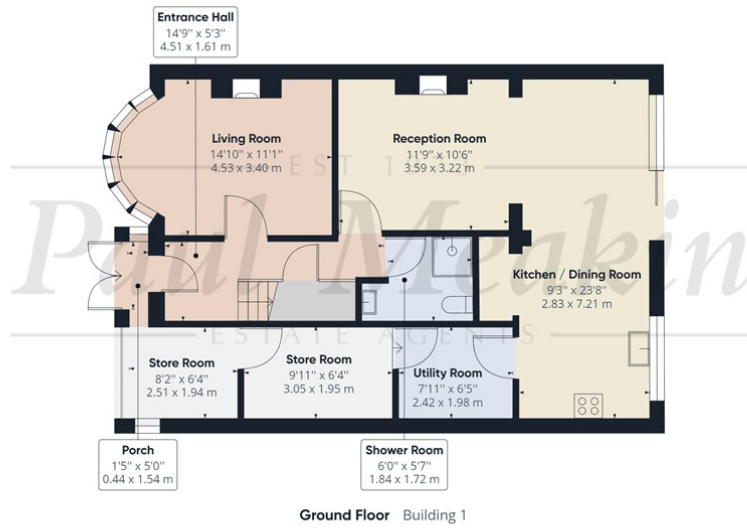




EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**£590,000** Benhurst Gardens, South Croydon, CR2 8NW



Approximate total area<sup>(1)</sup>  
 1320.36 ft<sup>2</sup>  
 122.67 m<sup>2</sup>

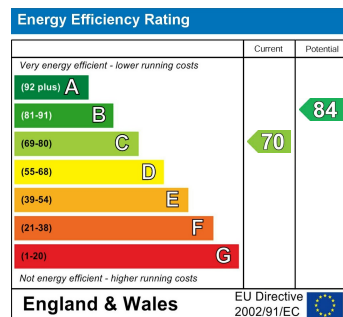
(1) Excluding balconies and terraces

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

GIRAFFE360

- Refitted open plan kitchen/diner
- Utility room
- Another property entrusted to Paul Meakin
- Separate lounge
- Downstairs shower room

We are delighted to welcome to the market this extended and exceptionally well presented four bedroom semi detached family home which benefits from two separate reception rooms, open plan kitchen/diner measuring 9'3 x 23'8, useful downstairs shower room, utility room, refitted family bathroom, large rear garden, gas central heating via radiators and off street parking. This property is conveniently located for Selsdons local amenities, Croydon High School, both the 64 & 433 bus services and Selsdons recreational ground. Call now to appreciate the size, standard and location. Freehold / Croydon Council tax band E £2402.48 / EPC Rating C



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





PORCH

ENTRANCE HALL

LIVING ROOM  
14'10" x 11'1" (4.52 x 3.38)

RECEPTION ROOM  
11'9" x 10'6" (3.58 x 3.2)

KITCHEN/DINER  
9'3" x 23'8" (2.82 x 7.21)

UTILITY ROOM  
7'11" x 6'5" (2.41 x 1.96)

SHOWER ROOM

STORE ROOM  
9'11" x 6'4" (3.02 x 1.93)

STORE ROOM  
8'2" x 6'4" (2.49 x 1.93)

LANDING

BEDROOM  
14'8" x 8'3" (4.47 x 2.51)

BEDROOM  
12'0" x 8'0" (3.66 x 2.44)

BEDROOM  
17'4" x 6'4" (5.28 x 1.93)

BEDROOM  
8'1" x 6'5" (2.46 x 1.96)

BATHROOM

GARDEN

OFF STREET PARKING

