



Ground Floor



First Floor



Approximate total area⁽¹⁾
 1333.11 ft²
 123.85 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.

GIRAFFE360



EST 1973
Paul Meakin
 ESTATE AGENTS

£585,000 Littleheath Road, South Croydon, CR2 7SE



Welcomed to the market with NO ONWARD CHAIN is this extended three bedroom semi detached family home which is situated on a popular residential road and is conveniently located for both the 64 & 433 bus services, Selsdons local amenities and Littleheath Woods. Internally the property benefits from two separate reception room, fitted kitchen with utility room and shower room, fitted upstairs family bathroom, double glazed windows, gas central heating via radiators, rear garden backing onto woodland, larger than average garage measuring 11'7 x 15'11 and off street parking. Call now to book your viewing slot. Freehold/ Croydon Council tax band F/ EPC C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: F

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

Hallway

Living Room

13'1" x 15'1" (4.00 x 4.61)

Dining Room

10'11" x 13'11" (3.35 x 4.25)

Kitchen

7'4" x 10'7" (2.24 x 3.24)

Utility Room

8'8" x 9'8" (2.65 x 2.96)

Downstairs Shower Room

Landing

Bedroom

11'1" x 13'11" (3.39 x 4.26)

Bedroom

12'1" x 12'7" (3.69 x 3.84)

Bedroom

7'4" x 8'10" (2.26 x 2.70)

Bathroom

Garden

Garage

Off Street Parking

