



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

Offers in excess of £625,000 30 Foxearth Road, South Croydon, CR2 8ED

- Porch
- Hallway
- Downstairs Cloakroom
- Living Room  
14'11 x 11'5 (4.55m x 3.48m)
- Reception Room  
19'10 x 18'8 (6.05m x 5.69m)
- Kitchen/Diner  
15'9 x 19'5 (4.80m x 5.92m)
- Utility Room
- Landing
- Bedroom  
10'9 x 9'0 (3.28m x 2.74m)
- Dressing Room  
7'10 x 7'0 (2.39m x 2.13m)
- Ensuite Shower Room
- Bedroom  
13'1 x 11'4 (3.99m x 3.45m)
- Bedroom  
12'0 x 11'3 (3.66m x 3.43m)
- Bedroom/Study  
8'8 x 6'10 (2.64m x 2.08m)
- Bathroom
- Garden
- Workshop
- Garage  
16'11 x 10'9 (5.16m x 3.28m)
- Off Street Parking

**Ground Floor**

- Living Room: 14'11" x 11'5" (4.57 x 3.49 m)
- Reception Room: 19'10" x 18'8" (6.07 x 5.69 m)
- Hallway: 15'0" x 6'10" (4.58 x 2.10 m)
- Kitchen: 15'9" x 19'5" (4.82 x 5.92 m)
- Utility Room: 16'11" x 10'9" (5.17 x 3.29 m)
- Garage: 16'11" x 10'9" (5.17 x 3.29 m)
- WC: 5'1" x 2'9" (1.57 x 0.84 m)
- Laundry Room: 5'3" x 4'3" (1.61 x 1.31 m)
- Porch: 2'8" x 7'0" (0.73 x 2.15 m)
- Hallway: 7'1" x 2'11" (2.16 x 0.91 m)

**Floor 1**

- Bedroom: 13'1" x 11'4" (3.99 x 3.45 m)
- Bedroom: 12'0" x 11'3" (3.66 x 3.44 m)
- Bedroom: 10'9" x 9'0" (3.28 x 2.76 m)
- Bedroom: 8'8" x 6'10" (2.66 x 2.09 m)
- Landing: 8'1" x 6'10" (2.47 x 2.10 m)
- Bathroom: 7'11" x 6'10" (2.42 x 2.10 m)
- Ensuite: 7'11" x 3'3" (2.46 x 1.17 m)
- Dressing Room: 7'10" x 7'0" (2.39 x 2.13 m)

Approximate total area<sup>1</sup>  
 1728.23 ft<sup>2</sup>  
 160.56 m<sup>2</sup>

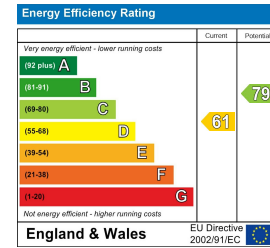
Reduced headroom  
 12.88 ft<sup>2</sup>  
 1.2 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



Paul Meakin are delighted to welcome to the market this extended four bedroom semi detached family home which is conveniently located for frequent bus services to surrounding areas, a good variety of private and state schools and Selston high street with its shops and amenities.



Internally the property benefits from an impressive kitchen/diner, useful utility room, downstairs cloakroom, two separate reception rooms, master bedroom with dressing room and ensuite shower room, four piece family bathroom, large rear garden with workshop offering power and light, integral garage and off street parking. Call now to fully appreciate size and location. Freehold/ Council tax band E/ EPC D.



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 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

