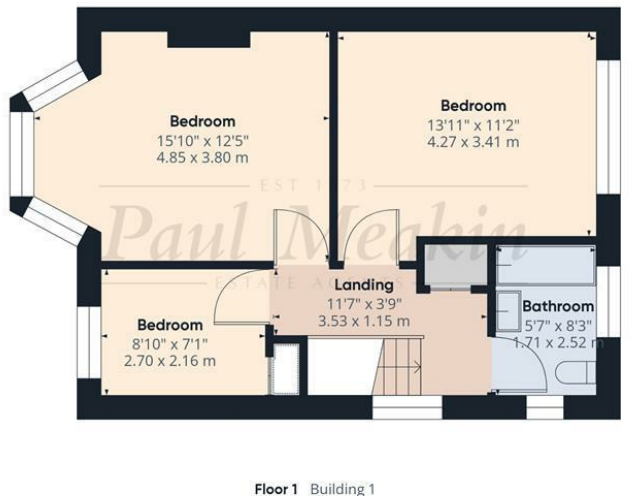
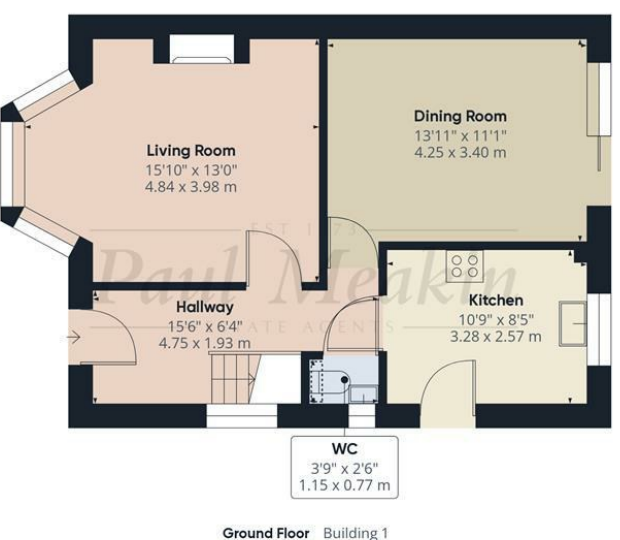




EST 1973  
**Paul Meakin** Offers In Excess Of £600,000 Littleheath Road, South Croydon, CR2 7SD  
 ESTATE AGENTS



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**Approximate total area**  
 1247.81 ft<sup>2</sup>  
 115.92 m<sup>2</sup>

**Reduced headroom**  
 1.67 ft<sup>2</sup>  
 0.16 m<sup>2</sup>



(1) 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.

GIRAFFE 360

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

TAX BAND: E

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



We are delighted to offer this impressive three bedroom family home which is situated on a popular residential road in Selsdon. Internally, the property benefits from a refitted kitchen and family bathroom, downstairs WC, large lounge with working fireplace and a spacious dining room with sliding glass door that leads to a patio area. The rear garden extends to approximately 90 foot and backs onto Littleheath Woods. This property has double glazed windows, gas central heating via radiators, outbuilding, garage, driveway and electric car charging point. There is also potential to extend STPP at the rear, side or with a loft conversion.



Littleheath Road is conveniently located for frequent bus services to surrounding areas and mainline South and East Croydon railway stations. There are a good variety of private and state schools nearby along with Selsdon high street and its shops and amenities. Your earliest viewing is recommended.

Hallway

Living Room

15'10" x 13'0" (4.84 x 3.98 )

Dining Room

13'11" x 11'1" (4.25 x 3.40)

Kitchen

10'9" x 8'5" (3.28 x 2.57)

WC

Landing

Bedroom

15'10" x 12'5" (4.85 x 3.80)

Bedroom

14'0" x 11'2" (4.27 x 3.41)

Bedroom

8'10" x 7'1" (2.70 x 2.16)

Bathroom

5'7" x 8'3" (1.71 x 2.52)

Garden

Garage

15'2" x 8'2" (4.63 x 2.49)

Off Street Parking

