

- Entrance Hall
- W/C
- Kitchen
8'4 x 13'5 (2.54m x 4.09m)
- Breakfast Room
10'7 x 8'2 (3.23m x 2.49m)
- Reception Room/Bedroom
10'9 x 10'5 (3.28m x 3.18m)
- Dining Area
10'11 x 16'0 (3.33m x 4.88m)
- Living Room
10'10 x 13'0 (3.30m x 3.96m)
- Landing
- Bedroom
10'10 x 14'1 (3.30m x 4.29m)
- Bedroom
10'9 x 8'2 (3.28m x 2.49m)
- Bedroom
6'7 x 10'3 (2.01m x 3.12m)
- Bathroom
- Garden
- Garage
- Storage Space
- Off Street Parking



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Approximate total area⁽¹⁾
 1198.94 ft²
 111.39 m²

(1) Excluding balconies and terraces.

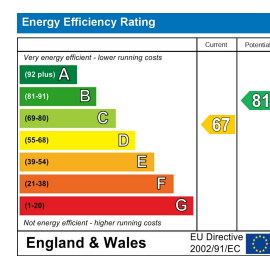
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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£830,000 Farley Road, South Croydon, CR2 7NQ



Paul Meakin are delighted to welcome to the market this beautiful three/four bedroom detached family home which internally benefits from an impressive dining area leading on to living room, refitted kitchen/breakfast room, separate reception room which could also be used as a fourth bedroom, useful w/c, master bedroom measuring 10'10 x 14'1, refitted family bathroom, double glazed windows throughout and gas central heating via radiators, with underfloor heating downstairs. Externally the property benefits from a large South Easterly facing landscaped rear garden with storage sheds and side access into the single garage, there is also off street parking for multiple cars. This property is conveniently located for both the 64 & 433 bus services to surrounding areas, both state and private schools, local amenities and shops and surrounding woodland. This property would also lend itself to further extensions (STPP), so call now to appreciate size, standard and location. Freehold/ Croydon council tax band F / EPC D.



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 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

