

- Porch
- Entrance Hall
- Downstairs W.C
- Living Room  
15'3 x 13'3 (4.65m x 4.04m)
- Kitchen/Diner  
14'3 x 20'3 (4.34m x 6.17m)
- Conservatory  
8'6 x 16'4 (2.59m x 4.98m)
- Reception Room/Bedroom  
22'4 x 8'4 (6.81m x 2.54m)
- Landing
- Bedroom  
14'1 x 9'8 (4.29m x 2.95m)
- Ensuite Shower Room
- Bedroom  
12'7 x 12'2 (3.84m x 3.71m)
- Bedroom  
8'7 x 7'4 (2.62m x 2.24m)
- Bathroom
- Landing
- Bedroom  
10'6 x 16'0 (3.20m x 4.88m)
- Bedroom  
9'8 x 10'9 (2.95m x 3.28m)
- Bathroom
- Sun Deck
- Garden
- Off Street Parking



**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>1</sup>  
 1807.06 ft<sup>2</sup>  
 167.88 m<sup>2</sup>

Reduced headroom  
 65.41 ft<sup>2</sup>  
 6.08 m<sup>2</sup>

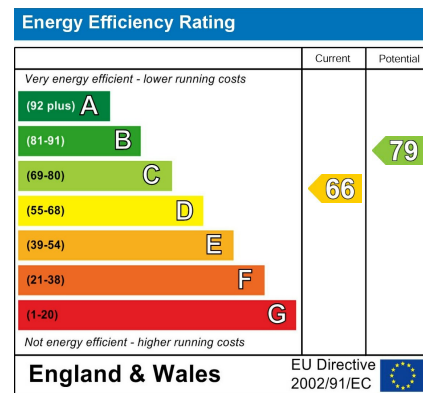
(1) Excluding balconies and terraces

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.

GIRAFFE360

**VIRTUAL TOUR:**



Offers In Excess Of £700,000 Queenhill Road, South Croydon, CR2 8DW



We are delighted to welcome to the market this exceptionally well presented and extended five/six bedroom semi detached family home set over three floors. Internally the property benefits from an impressive open plan kitchen/diner measuring 14'3 x 20'3, separate living room and conservatory, reception room/bedroom, five double bedrooms with ensuite to master, refitted family bathrooms, landscaped rear garden with sun deck and off street parking.

This property is conveniently located for Selsdon High Street with its shops and amenities, frequent bus services to surrounding areas including the 64 and 433 bus services and a good variety of private and state schools. This property is over 1800 sq ft and warrants your earliest viewing to appreciate size, standard and location. Freehold/ Croydon 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*

