

- Porch
- Hallway
- Dining Room  
10'11 x 11'4 (3.33m x 3.45m)
- Living Room  
13'11 x 11'5 (4.24m x 3.48m)
- Snug Room  
8'7 x 9'8 (2.62m x 2.95m)
- Kitchen  
10'1 x 6'8 (3.07m x 2.03m)
- Kitchen/Diner  
9'1 x 12'2 (2.77m x 3.71m)
- Utility Room  
6'2 x 7'11 (1.88m x 2.41m)
- Shower Room
- Landing
- Bedroom  
16'11 x 11'2 (5.16m x 3.40m)
- Bedroom  
12'0 x 10'3 (3.66m x 3.12m)
- Bedroom  
16'1 x 8'4 (4.90m x 2.54m)
- Bedroom  
6'7 x 6'10 (2.01m x 2.08m)
- Bathroom
- Garden
- Workshop/Storage
- Off Street Parking



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**Asking Price of £700,000** Littleheath Road, South Croydon, CR2 7SL

- Stunning extended semi
- Refined kitchen breakfast room
- Two bedrooms
- Off Street Parking
- Three reception areas
- Separate utility room
- South facing large garden
- Vendors suited



'A MUST VIEW' A stunning extended family four bedroom semi detached family home, three reception areas, two bathrooms, an impressive extended kitchen/diner plus a utility room, refitted family bathroom with free standing bath, double glazed windows throughout, gas central heating via radiators, large south facing landscaped rear garden offering a variety of borders and shrubs, workshop/storage and off street parking.

This property is conveniently located for Littleheath woods, Selsdon high street with its shops and amenities, bus services to surrounding areas and both private and state schools. Vendors are suited, so do not delay in viewings. 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

