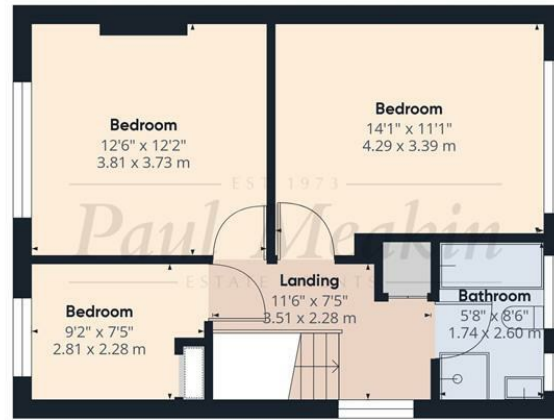


Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 1216.97 ft²
 113.06 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.

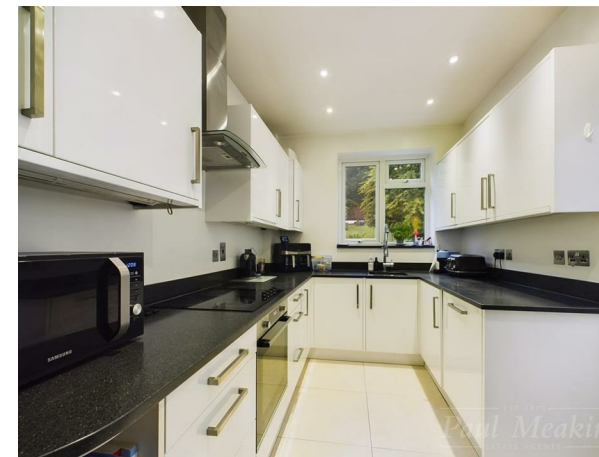
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

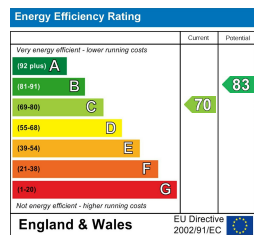


Ground Floor Building 2

EST 1973
Paul Meakin Offers In Excess Of £625,000 Littleheath Road, South Croydon, CR2 7SB
 ESTATE AGENTS



Do not miss this opportunity to acquire this very well presented three-bedroom semi-detached family home which internally benefits from a refitted kitchen, impressive four-piece family bathroom, two separate reception rooms with the back room benefiting from Bi-folding doors, giving direct access out onto the large, landscaped rear garden, double glazed windows throughout, gas central heating via radiators, detached garage and off-street parking. This property is conveniently located for Littleheath Woods, Selsdon High Street with its shops and amenities, a good variety of schools and nurseries and frequent bus services. Call now to avoid disappointment. Freehold. Croydon council tax band E/ EPC C.



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 are 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

Entrance Hall

Downstairs W.C

Kitchen

10'8 x 7'6 (3.25m x 2.29m)

Living Room

15'1 x 13'2 (4.60m x 4.01m)

Dining Room

14'1 x 12'2 (4.29m x 3.71m)

Landing

Bedroom

14'1 x 11'1 (4.29m x 3.38m)

Bedroom

12'6 x 12'2 (3.81m x 3.71m)

Bedroom

9'2 x 7'5 (2.79m x 2.26m)

Bathroom

Garden

Garage

20'11 x 8'5 (6.38m x 2.57m)

Off street parking

