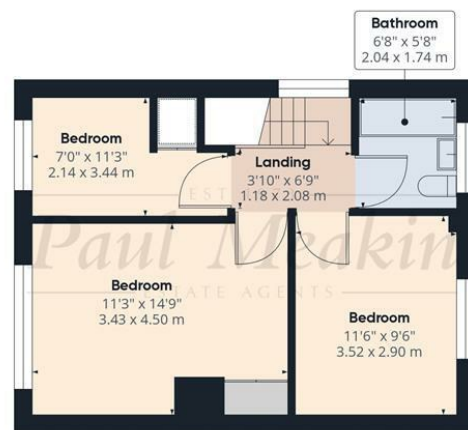




EST 1973
Paul Meakin
ESTATE AGENTS

£470,000 Ambleside Gardens, South Croydon, CR2 8SE



Approximate total area[®]
990.59 ft²
92.03 m²

Reduced headroom
7.04 ft²
0.65 m²



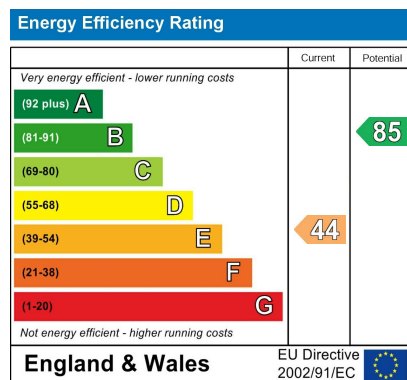
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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



TAX BAND: D

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



We would like to welcome to the market this extremely well presented three bedroom semi detached family home which is situated on a popular residential road and is conveniently located for bus services, local schools, Selsdon High street with its shops and amenities and surrounding woodland.

Internally the property benefits from an impressive open plan kitchen leading onto living space, useful downstairs cloakroom, fitted family bathroom, three good sized bedrooms, landscaped rear garden, single garage and off street parking for two cars. Call now to appreciate size and standard.

Freehold/ Croydon council tax band D / EPC E.

Entrance Hall

Downstairs cloakroom

Kitchen/Living Area
18'6 x 24'3 (5.64m x 7.39m)

Landing

Bedroom One
11'3 x 14'9 (3.43m x 4.50m)

Bedroom Two
11'6 x 9'6 (3.51m x 2.90m)

Bedroom Three
7'0 x 11'3 (2.13m x 3.43m)

Bathroom

Garden

Garage
7'10 x 17'0 (2.39m x 5.18m)

Off Street Parking

