## Paul Meakin EST 1973 Paul Meakin



Paul Meakin

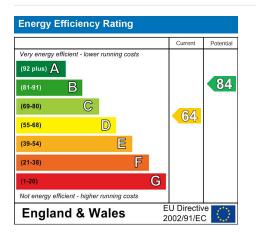
Approximate total area<sup>to</sup>
659.17 ft<sup>2</sup>
61.24 m<sup>2</sup>

Bedroom 11'1" x 10'7" 3.39 x 3.23 m Bathroom 5'11" x 7'11" 1.80 x 2 42 m 1.04 x 0.93 m

arraces.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C

IRAFFE360





## 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 CHAIN FREE well presented two bedroom mid terraced family home, which is situated with a quiet cul-desac location and is conveniently located for the 64 bus service, Selsdon's local amenities, a variety of schools and woodland. Internally the property benefits from an open plan kitchen/diner separate lounge and sunroom. On the first floor you have two sizeable bedrooms and modern bathroom suite. The property is presented with gas central heating via radiators, double glazed windows throughout, private rear garden and garage situated en bloc. This is one not to be missed! Freehold /Council tax band D / EPC D.

Entry	VIEWING NOTES
5'10" x 3'3" (1.79 x 1.01)	
Reception Room	
14'1" x 10'7" (4.31 x 3.25)	
Kitchen	
14'1" x 10'11" (4.31 x 3.35)	
Sunroom	
6'7" x 6'11" (2.03 x 2.11)	
Landing	
3'4" x 3'0" (1.04 x 0.93)	
Bedroom	
11'1" x 10'7" (3.39 x 3.23)	
Bedroom	
8'0" x 11'1" (2.44 x 3.39)	
Bathroom	
3'3",262'5" x 7'11" (1,80 x 2.42)	
Garden	













