



TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



EST 1973
Paul Meakin
ESTATE AGENTS
Price £265,000 Swallowdale, South Croydon, CR2 8SJ

Paul Meakin is pleased to present this two-bedroom ground floor maisonette, situated in a popular cul-de-sac. The property offers a spacious reception room, two well-sized bedrooms, and a three-piece bathroom. Additionally, it boasts the benefit of a private garden, accessible directly from the kitchen. Offered in good condition, this maisonette provides ample storage and is fully double-glazed throughout.

Location-wise, Swallowdale is just a short distance from Selsdon, which offers a range of shopping facilities, including supermarkets and various dining options. The area is well-served by a number of local schools, both state and independent. Convenient transport links are nearby, with bus routes 433 and 359 providing direct access to Sanderstead, Purley, and Croydon town centres, as well as mainline stations. For nature lovers, the Local Trust countryside and Selsdon Nature Reserve are just a couple of miles away.

Lease remaining 135 years / Ground Rent £350 per annum.

Early viewing is highly recommended

- Two bedroom ground floor maisonette
- Large reception room
- Private garden with direct access
- Close to good transport links
- Nearby to good schools
- Modern kitchen
- Garage en bloc
- Leasehold - lease remaining 135 years
- Close for Selsdon local amenities
- Another property entrusted to Paul Meakin Estate Agents

