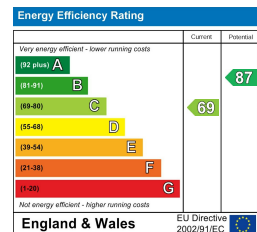


Porch 8'3" x 3'8" (2.54 x 1.14)	Dining Room 9'10" x 23'0" (3.01 x 7.03)	Landing 14'10" x 3'2" (4.53 x 0.99)	Bedroom Two 9'6" x 10'10" (2.92 x 3.32)	Study 2'8" x 5'6" (0.83 x 1.68)
Living Room 13'2" x 10'8" (4.02 x 3.27)	Conservatory 18'4" x 5'9" (5.61 x 1.77)	Bedroom One 9'10" x 11'8" (3.01 x 3.57)	Bedroom Three 8'7" x 13'5" (2.62 x 4.10)	Bathroom 4'11" x 5'6" (1.50 x 1.69)
Kitchen 9'6" x 9'1" (2.90 x 2.77)	Utility / WC 5'10" x 7'5" (1.79 x 2.28)	Bedroom Four 7'10" x 13'4" (2.41 x 4.08)	Upstairs WC	Garden



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



EST 1973  
**Paul Meakin** ESTATE AGENTS  
£470,000 Freelands Avenue, South Croydon, CR2 8HT

- Chain Free
- Four Bedroom family home
- Two generously sized reception rooms
- Separate kitchen and WC/utility area
- Conservatory
- Seperate Study
- Landscaped south facing rear garden
- Gas central heating and double glazing throughout
- Close to good transport links
- Near to good schools

Paul Meakin are delighted to offer to the market this charming, chain-free, four-bedroom end-of-terrace family home. Upon entering the ground floor, you are welcomed by two generously sized reception rooms, perfect for both family gatherings and entertaining. There is a separate kitchen and a convenient WC/utility area. The conservatory allows plenty of natural light to flow through the property, with views of the beautifully landscaped, south-facing rear garden.



On the first floor, the property boasts four well-proportioned bedrooms, offering plenty of space and storage. Additionally, a dedicated study provides an ideal space for working from home. The first floor also includes a family bathroom and a separate WC. This fantastic family home requires some modernization and is ready for you to make your own. The property is equipped with gas central heating and double glazing throughout, ensuring comfort and efficiency.



Don't miss the opportunity to view this delightful home, perfect for those looking for space, convenience, and potential.

EPC: Pending

This property is ideally located walking distance to Selston Parade, offering easy access to shopping, buses, and the nearby tram, making it an excellent choice for families who prioritize commuting. The area is well-served by reputable schools, including the renowned Croydon High and Greenvale Primary, among others, making it an ideal location for families.

Residents can also enjoy numerous nearby open spaces, perfect for leisure time, including a rear gate providing access to the scenic Littleheath Woods, the delightful Bird Sanctuary, and Kings Woods, which can be accessed from Kingswood Way off Kersey Drive. The M25/23 motorways are just a short 15-minute drive away, while South Croydon Train Station is easily reachable with a quick bus ride on the 64 route, offering straightforward access to London.

