

Approximate total area⁽¹⁾
581.79 ft²
54.05 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.

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Entrance Hall
6'0" x 6'8" (1.85 x 2.05)

Reception Room
13'6" x 14'0" (4.12 x 4.28)

Kitchen
11'10" x 6'7" (3.61 x 2.01)

Bedroom One
10'11" x 8'4" (3.33 x 2.56)

Bedroom Two
10'10" x 6'6" (3.31 x 2.00)

Bathroom
7'7" x 6'5" (2.32 x 1.96)

Garage En Bloc
8'7" x 17'4" (2.64 x 5.30)

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 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



Approximate total area⁽¹⁾
153.57 ft²
14.21 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.

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£275,000 Sorrel Bank, Croydon, CR0 9LX

Chain-Free Two-Bedroom First Floor Maisonette with Garage – Ideal First Home or Investment

Paul Meakin is pleased to present this well-proportioned, chain-free two-bedroom first floor maisonette, ideally located for access to Croydon town centre and excellent transport links into London.

Accessed via private external steps, the property opens into a welcoming entrance hall featuring ample built-in storage. The spacious reception room, complete with a charming bay window, provides a bright and airy living space and leads through to a separate fitted kitchen.

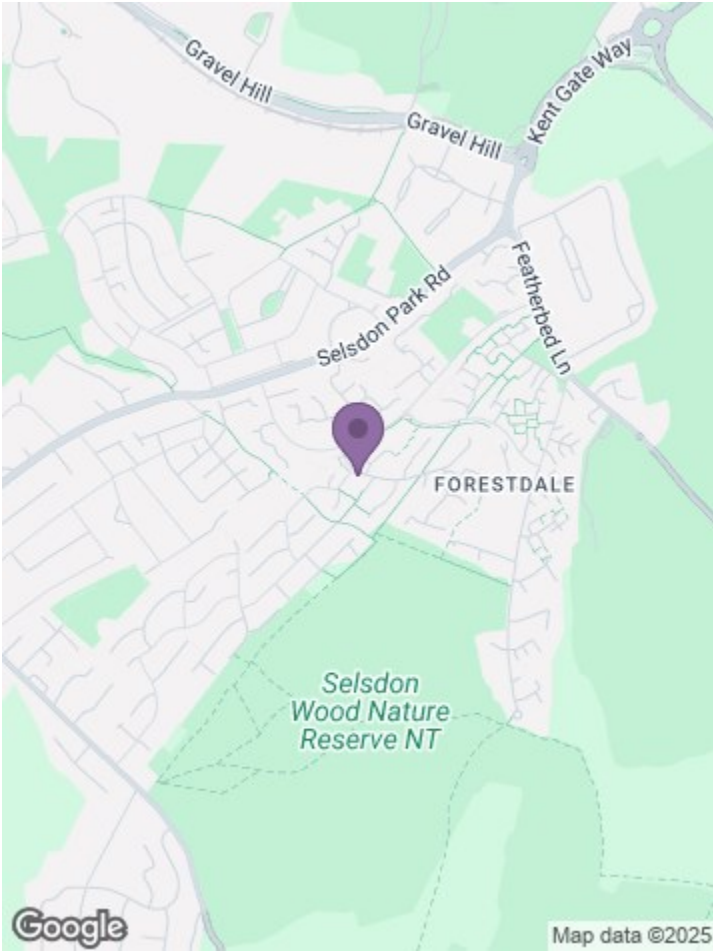
From the hallway, you'll find two well-sized bedrooms: a generous double bedroom with built-in wardrobes, and a good-sized single – perfect for a guest room, nursery, or home office. A modern family bathroom completes the internal accommodation.

Further benefits include, Garage en bloc, 84 years remaining on the lease and Double glazing and gas central heating.

Conveniently situated close to bus routes and tram links, the property offers easy access to Croydon town centre and East Croydon station, with fast train services to central London. Local shops are nearby in Forestdale, while Selsdon provides a wider range of supermarkets, restaurants, and both state and independent schools.

This property would suit first-time buyers, downsizers, or investors alike – early viewing is highly recommended.

- Two bedroom first floor maisonette
- Chain Free
- Garage en bloc
- Perfect first home or for investment
- Large reception room
- Separate fitted kitchen
- 84 years remaining on the lease
- Good transport links
- Close to local schools
- Close to local ammentities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	