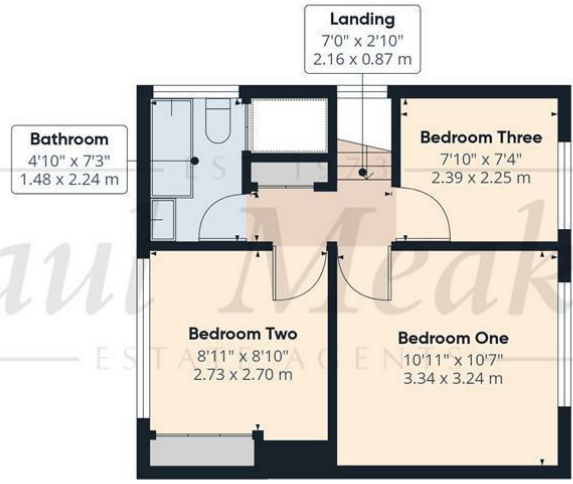


Ground Floor



Floor 1

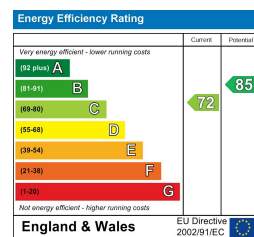
Approximate total area⁽¹⁾
866 ft²
80.3 m²

(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.

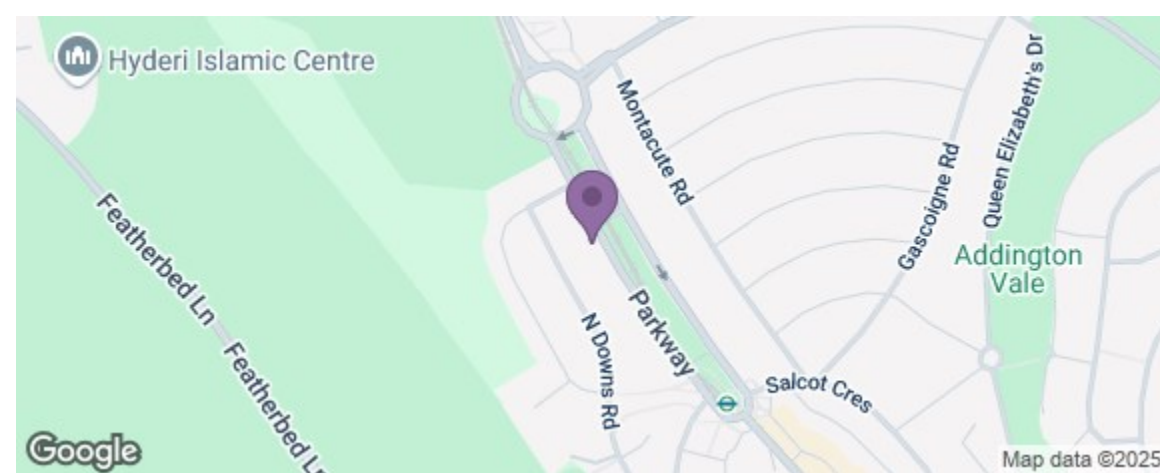
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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

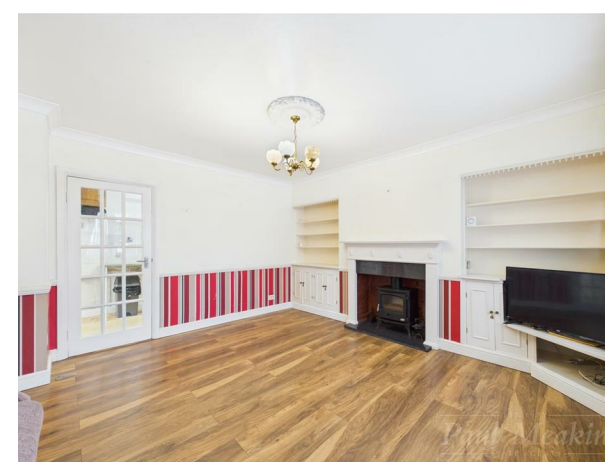


EST 1973
Paul Meakin £450,000 Parkway, Croydon, CR0 0LA
ESTATE AGENTS



Paul Meakin is delighted to welcome to the market this chain-free three/four-bedroom semi-detached family home, ideally positioned on the ever-popular Parkway. Perfectly located within walking distance of local tram stops, the property offers excellent transport links into East Croydon, making it a convenient choice for commuters. It is also close to a wide range of local amenities including shops, well-regarded schools, and the nearby leisure centre—ideal for families.

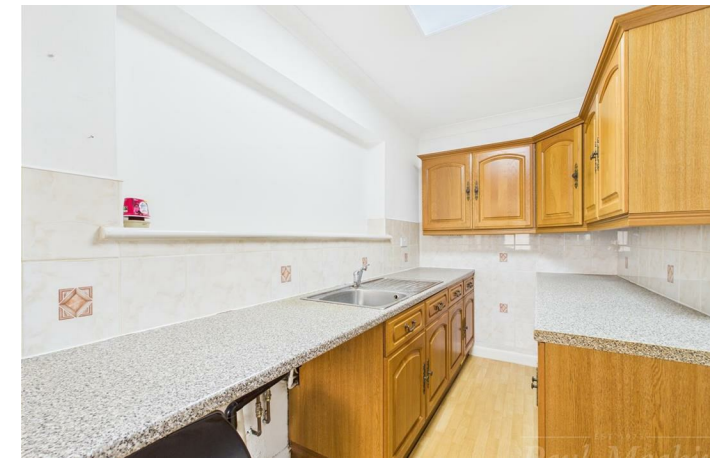
The ground floor features a spacious front reception room, filled with natural light and enhanced by a charming feature fireplace. A generously sized kitchen and breakfast room offers ample space for family dining and has direct access to the rear garden. Additionally, there is a second reception room on the ground floor that can be used flexibly as a fourth bedroom or a home office, complete with its own adjoining shower room, making it ideal for guests or multigenerational living.



Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for a growing family. Externally, the large south-west facing rear garden offers an excellent space for outdoor relaxation and entertaining, while the front of the property benefits from a private driveway with parking for multiple vehicles.

This is a fantastic opportunity to secure a spacious and versatile family home in a well-connected and highly desirable location. Early viewing is strongly recommended to fully appreciate the size, layout, and potential this home has to offer.

- Three/ Four bedroom family home
- Chain free property
- Kitchen/ Breakfast Room
- Two Bathrooms
- Excellent transport links
- Close to good schools
- Walking distance to local amenities
- Large driveway and garden



Entrance Hall

Living Room

13'9" x 11'6" (4.20 x 3.51)

Kitchen/ Breakfast Room

5'11" x 18'1" (1.81 x 5.52)

Reception Room

11'3" x 11'3" (3.45 x 3.45)

Downstairs Bathroom

11'3" x 5'4" (3.44 x 1.64)

Landing

Bedroom One

10'11" x 10'7" (3.34 x 3.24)

Bedroom Two

8'11" x 8'10" (2.73 x 2.70)

Bedroom Three

7'10" x 7'4" (2.39 x 2.25)

Bathroom

4'10" x 7'4" (1.48 x 2.24)

Garden

