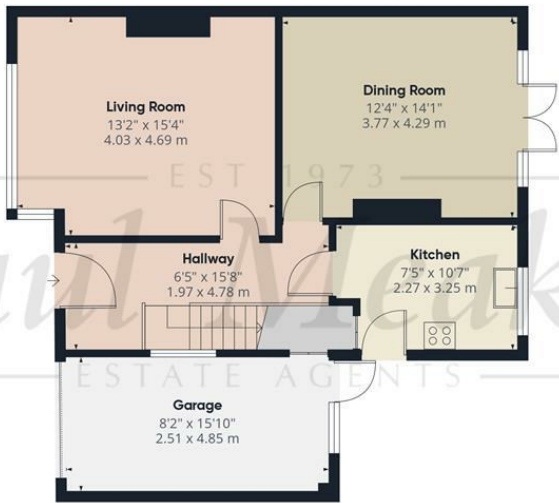
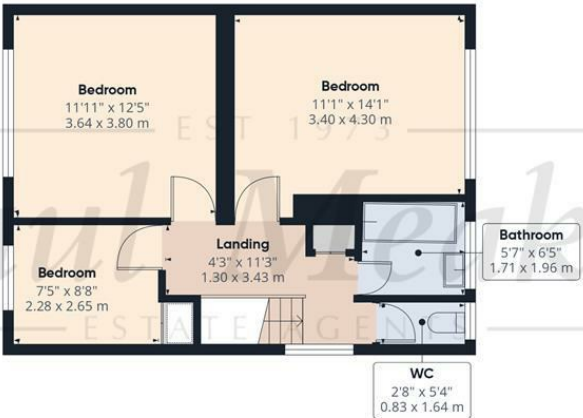




Ground Floor



Floor 1

EST 1973
Paul Meakin
ESTATE AGENTS

Approximate total area^m
1174 ft²
109.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(31-47) F	
(1-30) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

TAX BAND: E

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

£525,000 Queenhill Road, South Croydon, CR2 8DU



Welcomed to the market, on the popular Queenhill Road in South Croydon, this delightful CHAIN FREE, three-bedroom home presents an excellent opportunity for families and professionals alike. The property boasts a spacious layout, providing ample room for comfortable living.

Upon entering the property you are greeted with a spacious entrance hall, leading onto two bright and airy reception rooms and separate kitchen. Upstairs offers three sizeable bedrooms and a separate toilet and bathroom. The property also benefits from garage space and off-street parking for two cars.

The location is particularly appealing, as you have convenient access to local amenities, such as Selsdon high street, offering Sainsburys, Aldi and many more, residents can also enjoy nearby parks and schools, making it an ideal setting for family life. Additionally, you have near-by transport links into Central Croydon and surrounding areas, ensuring that commuting is both easy and efficient.



This property is a wonderful canvas for those looking to create their dream home in a sought-after area. With its potential and prime location, this house on Queenhill Road is not to be missed.

Call 02086511234 now, to secure your viewing.

- CHAIN FREE
- Three bedrooms
- Off-street parking
- Attached garage
- Two separate reception rooms
- Private rear garden



Viewing Notes:

Entrance hall

Kitchen

7'5" x 10'7" (2.27 x 3.25)

Dining Room

12'4" x 14'0" (3.77 x 4.29)

Living Room

4.03 x 4.69

Bedroom one

11'1" x 14'1" (3.40 x 4.30)

Bedroom two

11'11" x 12'5" (3.64 x 3.80)

Bedroom three

7'5" x 8'8" (2.28 x 2.65)

WC

Bathroom

Garage

Off-street parking

Private rear garden

