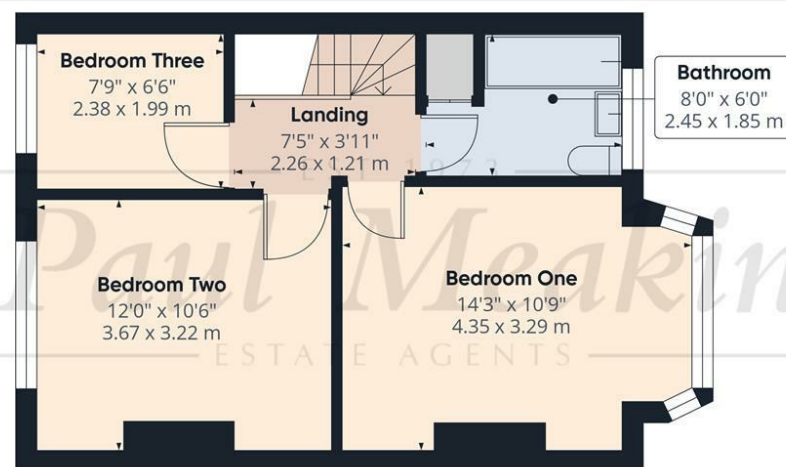




EST 1973  
**Paul Meakin** ESTATE AGENTS  
Open To Offers £400,000 Crossways, South Croydon, CR2 8JN



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
827 ft<sup>2</sup>  
76.9 m<sup>2</sup>

(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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Hallway  
15'6" x 5'6" (4.74 x 1.70)

Living Room  
14'6" x 10'10" (4.42 x 3.31)

Dining Room  
11'11" x 11'4" (3.65 x 3.47)

Kitchen  
10'6" x 6'0" (3.22 x 1.83)

Landing  
7'4" x 3'11" (2.26 x 1.21 )

Bedroom One  
14'3" x 10'9" (4.35 x 3.29)

Bedroom Two  
12'0" x 10'6" (3.67 x 3.22)

Bedroom Three  
7'9" x 6'6" (2.38 x 1.99)

Bathroom  
8'0" x 6'0" (2.45 x 1.85)

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



## Renovation Opportunity – 3-Bedroom Mid-Terrace in Prime South Croydon Location

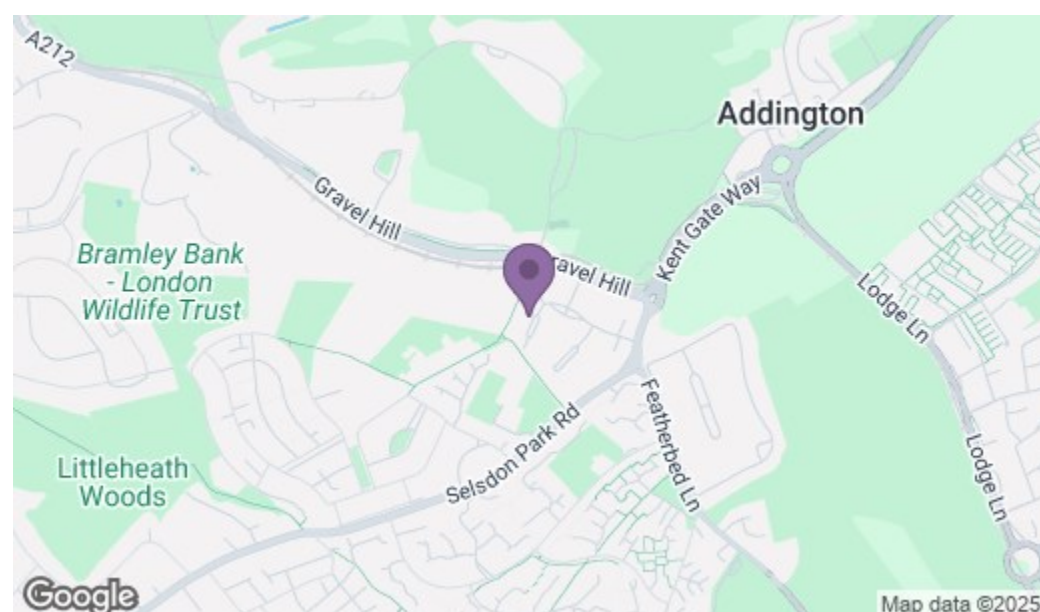
Located in the ever-popular Crossways area of South Croydon, this three-bedroom mid-terrace home offers a fantastic opportunity for buyers ready to take on a full renovation project. While the property requires significant modernisation throughout, it provides a solid layout, generous proportions, and real potential to add value.

The accommodation comprises two separate reception rooms, a kitchen, three well-sized bedrooms, a first-floor bathroom, and a large rear garden – all ready for transformation. Whether you're an experienced developer, a first-time buyer with vision, or someone looking to create a personalised family home, this is a blank canvas waiting for its next chapter.

Conveniently positioned just moments from Gravel Hill tram stop, the property enjoys excellent transport links and is close to local shops, schools, and green spaces, making it a well-connected and desirable location.

EPC on order.  
Call now to arrange your viewing – 020 8651 1234.  
Opportunities like this don't come along often.





- Three-bedroom mid-terrace home
- Two separate reception rooms
- Great layout and solid structure
- Moments from Gravel Hill tram stop
- Close to local schools, shops, and green spaces
- Full renovation project – ideal for investors or DIY buyers
- Generous rear garden with potential
- Prime location in sought-after Crossways, South Croydon
- Excellent transport links to Croydon & London
- Fantastic opportunity to add value and personalise

