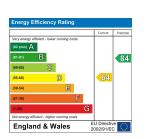
Paul Meakin





Entrance Hall 3'11" x 11'4" (1.20 x 3.47)

Reception Room 16'6" x 10'7" (5.05 x 3.23)

Kitchen 11'3" x 9'3" (3.44 x 2.83)

Downstairs Bathroom 5'10" x 4'9" (1.80 x 1.46)

Utility 4'7" x 4'1" (1.42 x 1.26) Landing 9'10" x 2'3" (3.02 x 0.69)

Bedroom One 9'2" x 12'5" (2.81 x 3.80)

Bedroom Two 9'11" x 8'11" (3.04 x 2.74)

Bedroom Three 6'4" x 8'11" (1.94 x 2.72)

Bathroom 4'5" x 5'4" (1.37 x 1.65) Bedroom Four 13'1" x 11'6" (4.01 x 3.53)

Garden





Paul Meakin are delighted to present this charming Victorian semi-detached family home,

all set within a peaceful yet well-connected part of Croydon.

offering a beautiful blend of period character, modern upgrades, and family-friendly features –

Lovingly maintained by the current owners for nearly six years, the property retains many original features including a bright bay window, feature fireplace, and decorative cornicing, while thoughtful improvements such as a stylish modern wet room and an air-conditioned home office make it ideal for contemporary living.

The ground floor comprises a light-filled reception room, a well-sized kitchen with a handy utility area, and a family bathroom. On the first floor, you'll find three bedrooms – two doubles and a single – along with a modern shower room. The converted loft offers a generous fourth double bedroom with excellent eaves storage, making it perfect for guests or growing families.

One of the standout features is the west-facing rear garden, which has been professionally levelled to create a safe, low-maintenance space – ideal for children, entertaining, or relaxing in the sun. Not directly overlooked, the garden offers privacy and tranquillity rarely found so close to the town centre.

Despite being in a central location, the home sits on a quiet, no-through road with ample onstreet parking right outside. Wandle Park is just a short stroll away, offering a play area, green open space, and community events, with several more parks and playgrounds within easy reach.

Commuting is made easy with both East and West Croydon stations around 15 minutes' walk away, providing fast trains to London Bridge and Victoria. Local amenities including Croydon town centre, Purley Way, IKEA and Valley Retail Park are all conveniently close.

This wonderful home offers character, comfort, and convenience – making it an ideal choice for families looking to enjoy all that this vibrant area has to offer. Early viewing is highly recomme

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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

- Victorian semi detached family home
- Large reception room filled with natural Good sized kitchen with separate utility light
- Ground floor family bathroom and first floor shower room
- Neat and easy to maintain rear garden
- Walking distance to Central Croydon, Purley Way and Wandle Park

- Period features including bay window and feature fireplace
- space
- Four Good sized Bedrooms
- On street parking available
- Excellent transport links and good local schools nearby













