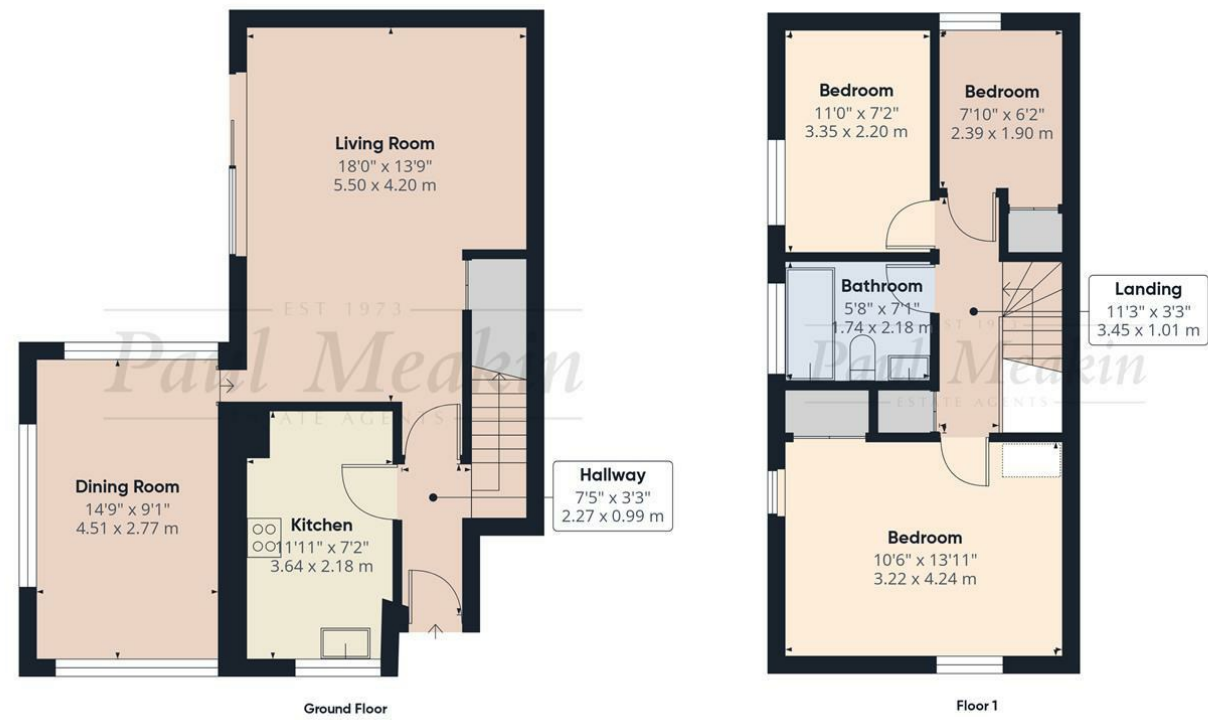




EST 1973  
**Paul Meakin** ESTATE AGENTS  
Offers In Excess Of £400,000 Sorrel Bank, Croydon, CR0 9LY

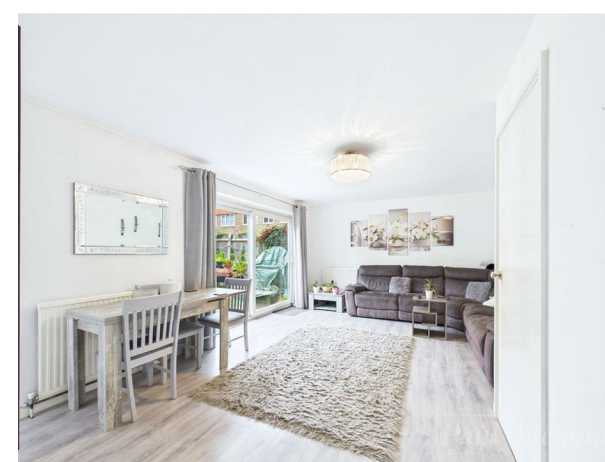


Approximate total area<sup>(1)</sup>  
896 ft<sup>2</sup>  
83.2 m<sup>2</sup>

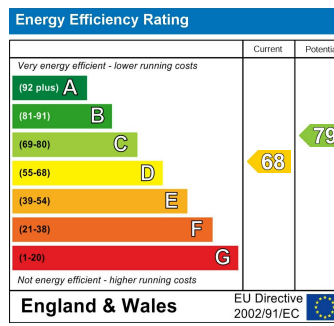
(1) Excluding balconies and terraces

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

GIRAFFE360



Welcomed to the market is this extended three/four bedroom end of terrace family home which is tucked away within a quiet location and is convenient for the 433 bus service to surrounding areas, Forestdale shops and amenities and The Bird Sanctuary with its woodland walks and wildlife. Internally the property benefits from two separate reception rooms, one of which could be used as a fourth bedroom, fitted kitchen and bathroom, double glazed windows, gas central heating via radiators, rear garden and off street parking. This property is offered as CHAIN FREE, so call now to appreciate size and location. Freehold/ Croydon council tax band D, EPC D, yearly service charge.



- Entrance Hall
- Kitchen: 11'11" x 7'2" (3.63m x 2.18m)
- Living Room: 18'0" x 13'9" (5.49m x 4.19m)
- Dining Room: 14'9" x 9'1" (4.50m x 2.77m)
- Landing
- Bedroom: 10'6" x 13'11" (3.20m x 4.24m)
- Bedroom: 11'0" x 7'2" (3.35m x 2.18m)
- Bedroom: 7'10" x 6'2" (2.39m x 1.88m)
- Bathroom
- Garden
- Garage en bloc

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

- Fitted kitchen & bathroom
- Two reception rooms
- Rear garden
- Garage en bloc

