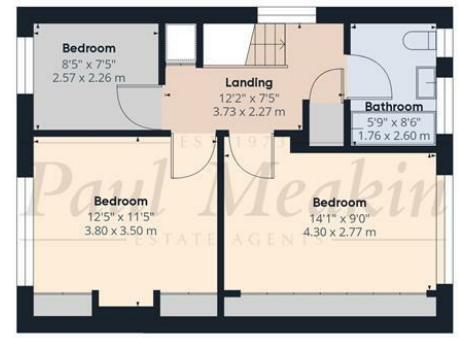
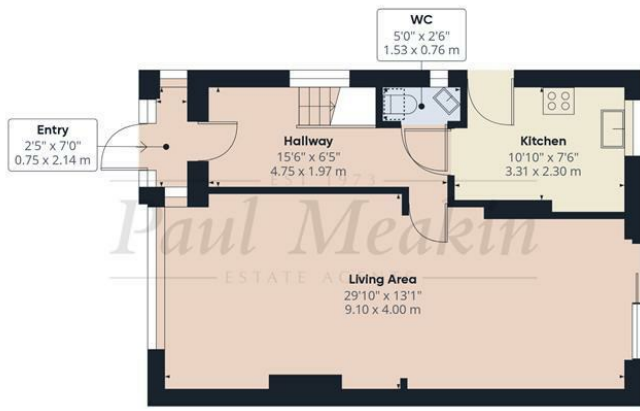




EST 1973  
**Paul Meakin** £585,000 Littleheath Road, South Croydon, CR2 7SJ  
 ESTATE AGENTS



**Approximate total area<sup>m</sup>**  
 1198.15 ft<sup>2</sup>  
 111.31 m<sup>2</sup>

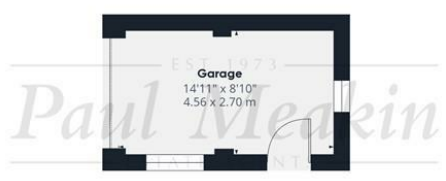
**Reduced headroom**  
 3.08 ft<sup>2</sup>  
 0.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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



Welcomed to the market with no onward chain is this square bay style three bedroom semi detached family home which downstairs comprises of a fitted kitchen, useful downstairs cloakroom and living room measuring 29'10 x 13'1, whilst upstairs there is a refitted family bathroom and three good sized bedrooms. Externally there is a large landscaped South West facing rear garden with mature boarders and shrubs, detached single garage and off street parking.

Situated on a popular residential road being close to surrounding woodland, bus services, shops and amenities this property warrants your earliest viewing. Freehold/ Croydon council tax band E/ EPC D.

Entrance hall

W.C

Kitchen

10'10" x 7'6" (3.31 x 2.30)

Living Area

29'10" x 13'1" (9.10 x 4.00)

Landing

Bedroom

14'1" x 9'1" (4.30 x 2.77)

Bedroom

12'5" x 11'5" (3.80 x 3.50)

Bedroom

8'5" x 7'4" (2.57 x 2.26)

Bathroom

Garden

Garage

14'11" x 8'10" (4.56 x 2.70)

Off street parking

