



EST 1973
Paul Meakin
 ESTATE AGENTS
£850,000 Crest Road, South Croydon, CR2 7JR

- Entrance Hall
- Lounge
15'4" x 13'1" (4.69 x 4.00)
- Dining Room
14'0" x 11'1" (4.27 x 3.40)
- Kitchen/living Room
15'2" x 31'11" (4.64 x 9.75)
- Utility Room
7'6" x 11'7" (2.31 x 3.54)
- Downstairs Shower Room
- Landing
- Bedroom
16'7" x 11'4" (5.06 x 3.47)
- Walk in Wardrobe
- Ensuite Shower Room
- Bedroom
14'0" x 11'1" (4.27 x 3.39)
- Bedroom
16'2" x 10'5" (4.95 x 3.18)
- Bathroom
- Bedroom
11'2" x 7'7" (3.42 x 2.32)
- Family Bathroom
- Landing
- Bedroom
13'5" x 15'10" (4.11 x 4.84)
- Bathroom
- Garden
- Summer House
13'5" x 8'10" (4.10 x 2.71)
- Storage Space
- Garage
- Off-street Parking

Approximate total area⁽¹⁾
 2632.61 ft²
 244.58 m²

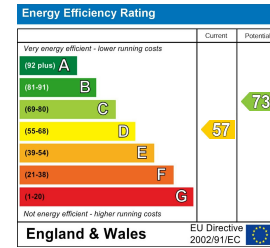
Reduced headroom
 116.6 ft²
 10.83 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

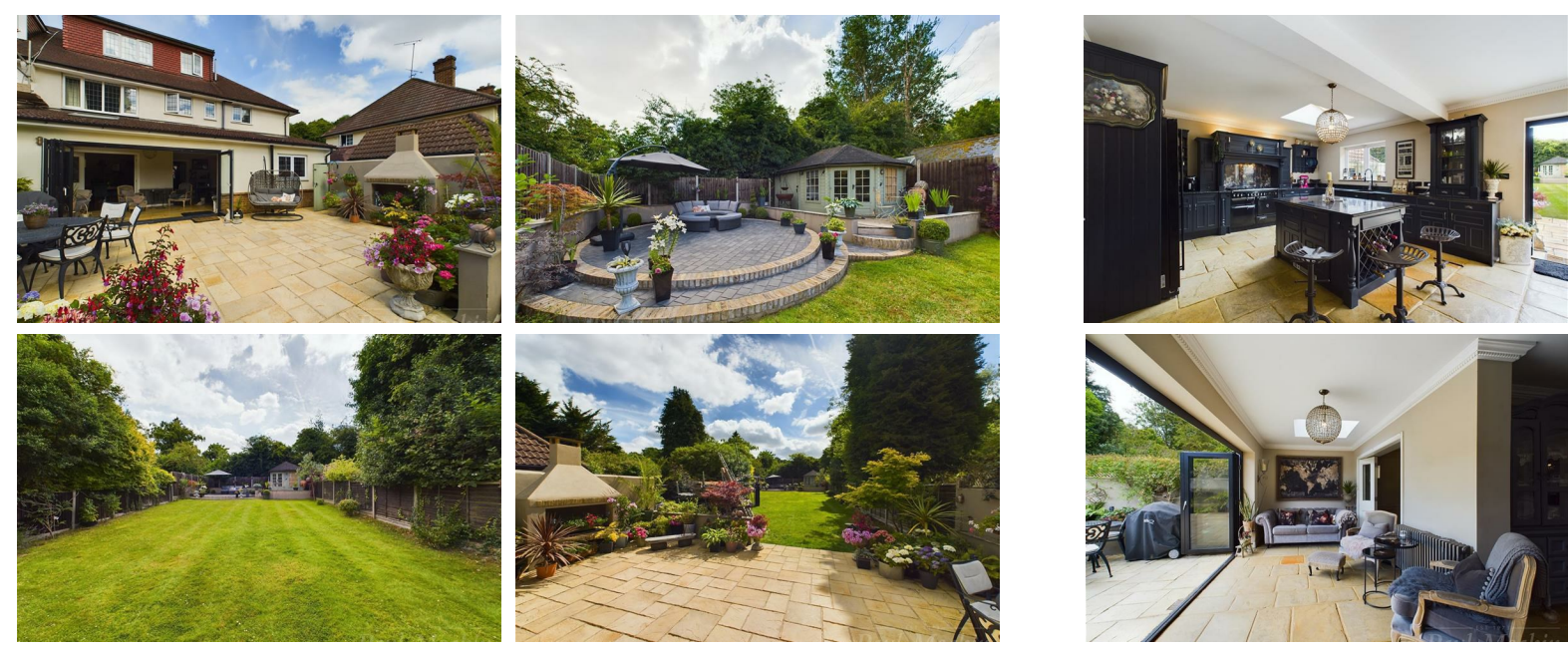
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 and 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



NOT TO BE MISSED! A fantastic opportunity to acquire a beautifully presented and extended five bedroom/four bathroom semi detached family home. Featuring an exquisite open plan refitted kitchen/living room with large central island and bi-folding doors to the garden, in turn leading to the dining room. The ground floor also features a separate lounge measuring 15'4 x 13'1, useful utility room, downstairs shower room and garage space. Upstairs a master bedroom is presented with a walk-in wardrobe and an ensuite shower room. There are also three further bedrooms, a refitted and re-modelled family bathroom with beautiful free standing roll top bath. The loft room offers a double bedroom measuring 13'5 x 15'10 and a further bathroom. Outside there is a large patio area with plenty of space for entertaining, and this leads to a level lawn and large seating area nestled at the back of the garden and next to a beautiful multi-purpose summer house. Further features include a blocked paved driveway to the front with parking for up to 4 cars and driveway security posts. Situated within the popular Ballards Farm development this property is conveniently located for the Tramlink, Royal Russel School, frequent bus services into Croydon, and surrounded by pleasant woodland. This truly is a property that has to be viewed to appreciate its full potential and interior design, so call now to avoid disappointment. Freehold/ Croydon council tax band F/ EPC D.

