

Approximate total area<sup>m</sup>  
1174 ft<sup>2</sup>  
109.2 m<sup>2</sup>  
Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360



Offers In Excess Of £465,000 Markfield, Croydon, CR0 9HQ

- Beautifully maintained end-of-terrace family home
- Spacious reception room with new carpet and dining area
- Utility room and downstairs study/home office
- Two bathrooms ideal for family living
- Allocated garage with power, water and lighting
- Bright and airy layout
- Large kitchen overlooking the rear garden
- Four well-sized bedrooms with fitted wardrobes
- Sunny two-tiered rear garden with rear access
- New boiler (Nov 2025, 10-year guarantee) and water softener

Paul Meakin are delighted to welcome to the market this beautifully maintained cleverly extended end-of-terrace home. Offering an ideal balance of space, comfort and modern family living, the current owners have thoughtfully designed the layout to feel bright, airy and welcoming throughout.

The heart of the home is the generous reception room, recently fitted with a brand-new carpet, which flows seamlessly into a separate dining area. This in turn leads through to the large kitchen overlooking the rear garden, making the downstairs accommodation perfectly suited to both everyday living and entertaining friends and family.

Further enhancing the ground floor is a useful utility room located off the kitchen, along with an additional downstairs study. The owners have found this space invaluable for working from home, hobbies, or as a flexible family room. The property also benefits from two well-appointed bathrooms.


Upstairs, there are four well-sized bedrooms, each featuring fitted wardrobes, providing excellent storage throughout.

Outside, the owners particularly enjoy the two-tiered sunny garden with rear access, which offers a wonderful setting for summer barbecues, gardening, or simply relaxing in the evenings, enhanced by garden lighting and a water feature.

Further benefits include an allocated garage with communal lighting, water and electricity, ideal for secure parking or additional storage. There is a voluntary neighbourhood garage maintenance scheme at £36 per year, supporting these shared facilities. Additional features include a Harvey's water softener, a brand-new boiler installed in November 2025 with a 10-year guarantee, and a front porch providing added security and insulation.

This is a must-see home offering versatile and spacious accommodation that has been lovingly cared for and is perfectly suited to growing families.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>	<b>66</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 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



