



EST 1973  
**Paul Meakin** £350,000 Chelsham Road, South Croydon, CR2 6HZ  
 ESTATE AGENTS



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Approximate total area<sup>(1)</sup>  
 590 ft<sup>2</sup>  
 54.8 m<sup>2</sup>

Reduced headroom  
 12 ft<sup>2</sup>  
 1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

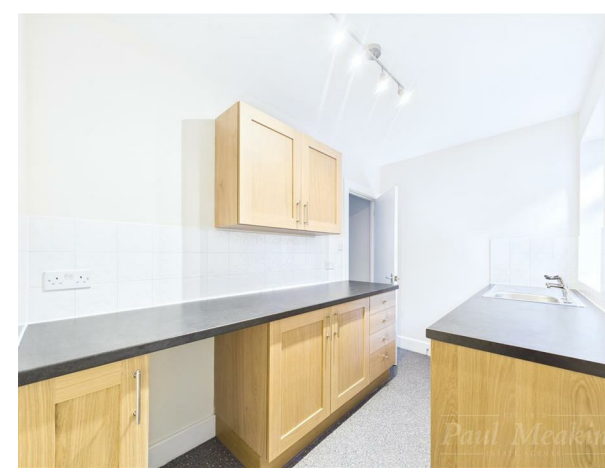
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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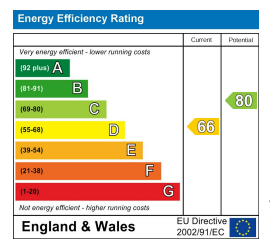
Paul Meakin are delighted to present this beautifully maintained, chain-free two double bedroom end-of-terrace home, situated in a popular residential road under 1 mile from both South Croydon and Sanderstead train stations.

This bright and airy property features a spacious, double-aspect reception room, complemented by a stylish fitted kitchen and modern bathroom. Additional benefits include double glazing, gas central heating, and a large, level rear garden, perfect for outdoor living.



Conveniently located, the home offers easy access to both South Croydon and Sanderstead stations, providing direct links to East Croydon mainline station, Central London, and the wider area. Regular bus services connect to Croydon town centre, with its extensive range of shops, amenities, and leisure facilities including a cinema complex. South Croydon's Restaurant Quarter is also within easy reach, offering a diverse selection of bars and eateries. The area is further supported by excellent local schools and nurseries, making this property ideal for families and commuters alike.

Entrance	Bedroom Two
Reception Room	11'0 x 11'3 (3.35m x 3.43m)
18'8 x 11'3 (5.69m x 3.43m)	Garden
Kitchen	
6'2 x 10'3 (1.88m x 3.12m)	
Bathroom	
4'11" x 6'5" (1.52 x 1.96)	
Landing	
Bedroom One	
10'7 x 11'4 (3.23m x 3.45m)	



TAX BAND: C

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

- Two double bedroom end-of-terrace home
- Bright, airy double-aspect reception room
- Chain Free
- Stylish fitted kitchen
- Modern bathroom
- Large, level rear garden
- Under 1 mile from South Croydon & Sanderstead train stations
- Close to South Croydon's Restaurant Quarter
- Excellent local schools
- Convenient bus links to Croydon town centre and leisure facilities

