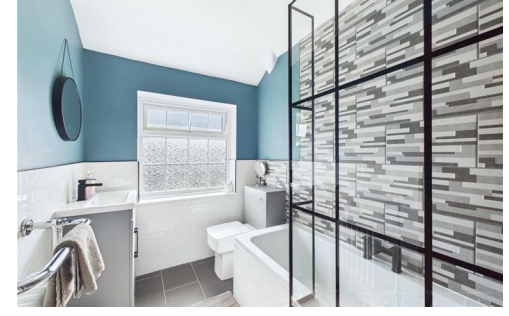


- Porch
- Hallway
- Kitchen/Diner
9'8 x 27'0 (2.95m x 8.23m)
- Kitchen/Utility Room
5'10 x 10'0 (1.78m x 3.05m)
- Living Room
11'5 x 11'0 (3.48m x 3.35m)
- Reception Room
11'5 x 13'3 (3.48m x 4.04m)
- Landing
- Bedroom One
9'7 x 14'8 (2.92m x 4.47m)
- Ensuite
- Bedroom Two
9'3 x 13'8 (2.82m x 4.17m)
- Bedroom Three
9'8 x 13'3 (2.95m x 4.04m)
- Bedroom Four
8'2 x 8'3 (2.49m x 2.51m)
- Bathroom
- Garden
- Workshop
12'0 x 14'0 (3.66m x 4.27m)
- Off street parking



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 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



EST 1973
Paul Meakin
 ESTATE AGENTS
£675,000 Queenhill Road, South Croydon, CR2
 8DQ

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

We are pleased to be marketing this charming extended 4 bedroom semi detached property. Built around 1935, the property boasts a generous living space of 1,332 square feet, making it an ideal family home.

The property benefits from a double storey extension providing a modern open plan kitchen/dining area, making a perfect hub for family gatherings, and with access to the level rear garden provides an extended space for summer entertaining. There is also a separate, cosy lounge, offering a quiet retreat for relaxing.

Three spacious double bedrooms feature on the first floor, with ample storage space, and the master bedroom benefits from an ensuite shower room. Additionally, there is a beautifully refitted family bathroom. The fourth bedroom is current being used as a dressing room, but would equally work well as a home office or a traditional single bedroom.

Located in South Croydon, this home benefits from excellent transport links, making it easy to commute to central London and beyond. Local amenities, including shops, schools, and parks, are within easy reach, enhancing the appeal of this lovely home.

This is a wonderful opportunity for those seeking a spacious and comfortable family home in a desirable location. Don't miss the chance to make this delightful property your own.

