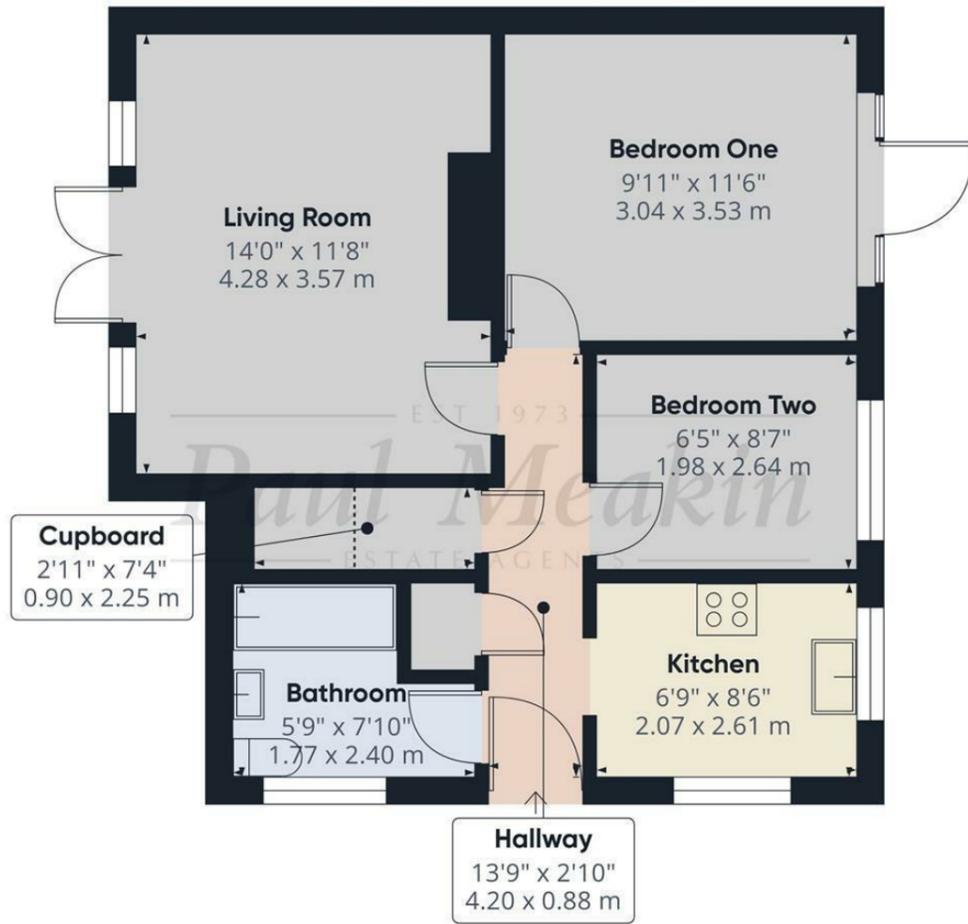




EST 1973
Paul Meakin
 ESTATE AGENTS

£340,000 Campden Road, Croydon, CR2 7EN



EST 1973
Paul Meakin
 ESTATE AGENTS

Approximate total area
 510 ft²
 47.4 m²

Reduced headroom
 9 ft²
 0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IP1 3C standard. Measurements are approximate and not to scale. The floor plan is intended for illustrative purposes only.

GIRAFFE 360



Nestled on Campden Road within a cul de sac, this charming CHAIN FREE two-bedroom ground floor maisonette offers a delightful living experience. The property boasts a well-appointed living room, perfect for relaxation and entertaining guests with direct access out to the front of the property. The refitted kitchen and bathroom provide modern conveniences, ensuring a comfortable lifestyle.

One of the standout features of this maisonette is the large private rear garden, an ideal space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, off-street parking for up to three cars is available, adding to the convenience of this lovely home. With double glazing and gas central heating via radiators.

With its appealing layout and lease length of 145 years, this maisonette is perfect for those seeking a blend of comfort and practicality in a desirable location close to Lloyds Park Tramlink and frequent bus services. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Don't miss the opportunity to make this delightful maisonette your new home.

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

