EST 1973
Paul Meakin
ESTATE AGENTS

Entrance Hall
3'11" x 6'10" (1.20 x 2.10)

Living Room
15'7" x 17'10" (4.77 x 5.45)

Dining Room
10'1" x 10'6" (3.08 x 3.22)

Kitchen
8'9" x 10'6" (2.67 x 3.22)

Study/ Playroom
5'9" x 10'5" (1.77 x 3.20)

Downstairs Bathroom
5'2" x 7'3" (1.59 x 2.21)

Landing
5'10" x 8'9" (1.78 x 2.69)

Bedroom One
9'5" x 15'7" (2.88 x 4.77)

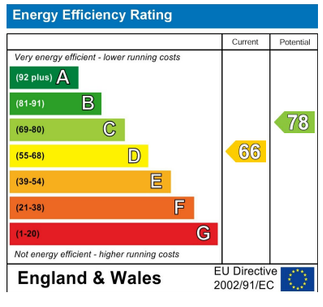
Bedroom Two
9'5" x 10'9" (2.88 x 3.29)

Bedroom Three
5'11" x 9'3" (1.82 x 2.83)

Bathroom
5'6" x 7'7" (1.68 x 2.32)

Garden

Garage en bloc



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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 are 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

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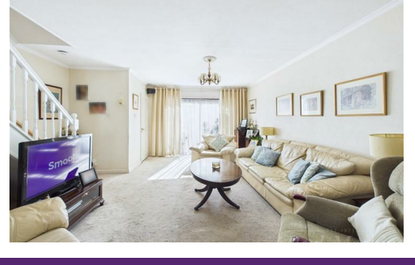
£400,000 Osward, Croydon, CR0 9HJ

- Three Bedroom Terraced Family Home
- Spacious Living Room
- Kitchen & Study/Playroom
- Private Rear Garden
- Close to Schools & Amenities
- Approx. 1,024 Sq Ft
- Separate Dining Room
- Two Bathrooms
- Bright & Versatile Accommodation
- Excellent Transport Links



This extended three bedroom terraced family home offers approximately 1,024 sq ft of bright and versatile accommodation, complemented by a private rear garden and a convenient location close to local schools, amenities and transport links.

The ground floor features a welcoming entrance hallway leading into an impressive 15'7 living room, providing an excellent space for relaxing and entertaining. To the rear is a separate dining room, fitted kitchen and useful study/playroom, ideal for those working from home or requiring additional family space. A ground floor bathroom completes the accommodation on this level.

Upstairs are three bedrooms, including a generous principal bedroom together with a further family bathroom.

Outside, the property benefits from a private rear garden, providing a great space for families and outdoor entertaining.

The property is conveniently positioned for Selsdon and Forestdale, offering a good selection of shops and amenities including Aldi and Sainsbury's, cafés and restaurants. A variety of well regarded schools are available locally, including Croydon High School.

Excellent transport connections are available via local bus services and the Tramlink at Gravel Hill, providing easy access to East Croydon Station with fast and frequent services to London Bridge and London Victoria.

An excellent family home offering generous living space in a popular and convenient location.

selsdon@paulmeakin.co.uk | 020 8651 1234 | www.paulmeakin.co.uk

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