



Approximate total area⁽¹⁾
 1491 ft²
 138.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

EST 1973
Paul Meakin £675,000 Gravel Hill, Croydon, CR0 5BF
 ESTATE AGENTS

- Immaculately presented three bedroom detached home
- Set back from the road in a sought-after and convenient location
- Three well-proportioned bedrooms
- Large rear garden with stunning far-reaching views
- Excellent access to well-regarded schools for all ages
- WATCH marketing video
- Spacious, well-balanced accommodation
- Modern family bathroom
- Walking distance to tram stop with direct links to Croydon & Wimbledon
- Close to local amenities, shops and leisure facilities

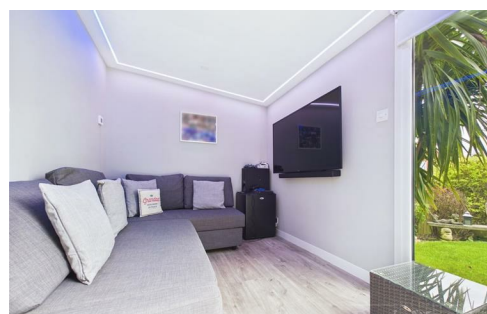
This immaculately presented three bedroom detached home is set back from the road in a highly convenient and sought-after location, an ideal purchase for your next family home.

The property provides spacious and well-balanced accommodation throughout. The ground floor offers generous living space and open plan kitchen/ dining room perfect for both everyday family life and entertaining, while upstairs comprises three well-proportioned bedrooms and a modern family bathroom.

One of the standout features of the home is the rear garden, which enjoys stunning far-reaching views and provides an excellent outdoor space for relaxing or hosting. Another benefit is the garden cabin which provides the perfect space for a home office or additional reception room.

The location is particularly appealing, with excellent access to a range of highly regarded schools for all ages, as well as superb transport links. A nearby tram stop within walking distance offers direct access into Croydon and Wimbledon, while numerous bus routes serve Selsdon, Sanderstead and Central Croydon. For those commuting further afield, the M25 and M23 are easily accessible, providing routes to Gatwick Airport, the south coast and beyond.

A variety of local amenities, shops and leisure facilities can be found in nearby Selsdon, Croydon, West Wickham and Bromley, adding to the overall convenience of this fantastic home.



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

