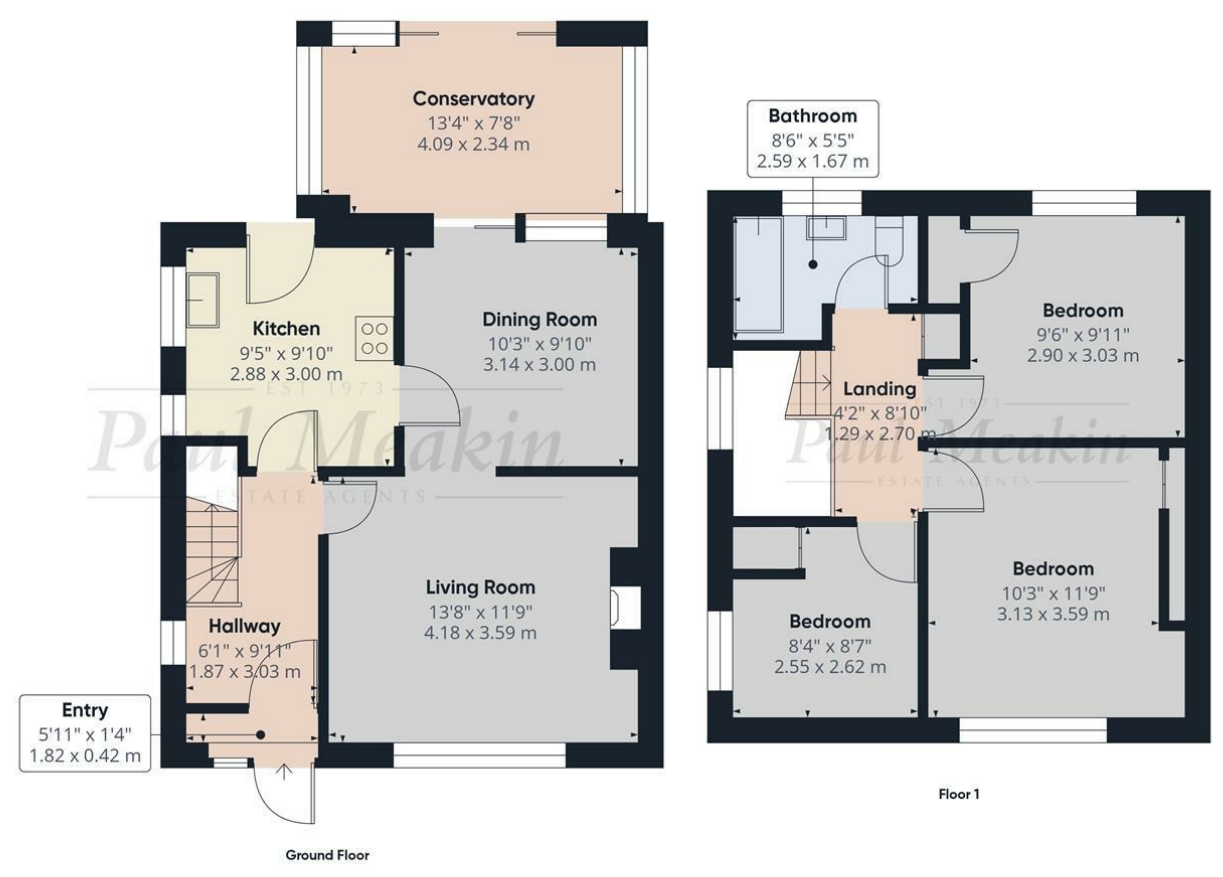




Paul Meakin
ESTATE AGENTS

Approximate total area⁽¹⁾
930 ft²
86.4 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
ESTATE AGENTS

£450,000 Harewood Gardens, South Croydon, CR2 9BW



Nestled in the desirable area of Harewood Gardens, South Croydon, this charming three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. While the property does require some internal updating, it offers a solid foundation for renovation and personalisation.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The addition of a conservatory enhances the living area, allowing for an abundance of natural light and a seamless connection to the outdoors. The fitted kitchen and bathroom are functional, offering a practical starting point for any updates you may wish to undertake.



The property boasts a large rear garden, perfect for families or those who enjoy gardening and outdoor activities. Additionally, off-street parking is available, providing convenience and peace of mind.

This home is ideally situated in a friendly neighbourhood, close to local amenities and transport links, making it a fantastic choice for families and professionals alike. With a little imagination and effort, this property has the potential to become a truly wonderful residence. Don't miss the chance to make it your own.

Porch	Dining Room	Bedroom
	10'3 x 9'10 (3.12m x 3.00m)	9'6 x 9'11 (2.90m x 3.02m)
Hallway		
	Conservatory	Bedroom
	13'4 x 7'8 (4.06m x 2.34m)	8'4 x 8'7 (2.54m x 2.62m)
Kitchen	Landing	Bathroom
9'5 x 9'10 (2.87m x 3.00m)		
	Bedroom	Garden
Living Room	10'3 x 11'9 (3.12m x 3.58m)	
13'8 x 11'9 (4.17m x 3.58m)		Off street parking

TAX BAND: D

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

