



EST 1973
Paul Meakin ESTATE AGENTS
£500,000 Kingfisher Gardens, South Croydon, CR2 8QY



Porch		Bedroom
Living Room		14'2 x 9'8 (4.32m x 2.95m)
14'1 x 16'8 (4.29m x 5.08m)		Bedroom
Dining Room		10'11 x 10'4 (3.33m x 3.15m)
13'1 x 9'4 (3.99m x 2.84m)		Bedroom
Downstairs W.C		9'8 x 6'10 (2.95m x 2.08m)
Kitchen/Breakfast Room		Bathroom
10'4 x 16'0 (3.15m x 4.88m)		Garden
Landing		Garage
		17'6 x 8'8 (5.33m x 2.64m)

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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



Nestled in the tranquil Kingfisher Gardens, South Croydon, this extended three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Situated in a quiet cul-de-sac, the property overlooks the picturesque bird sanctuary, providing a serene backdrop for your daily life.

Upon entering, you are welcomed by a spacious through lounge that seamlessly connects to a delightful kitchen and breakfast room, ideal for both entertaining guests and enjoying family meals. The ground floor also features a convenient cloakroom, enhancing the practicality of the living space.

The first floor boasts three well-proportioned bedrooms, ensuring ample space for relaxation and rest. The family bathroom is a spacious four-piece suite, designed to cater to all your needs.



Outside, the property benefits from a secluded rear garden, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, there is a garage and off-street parking, providing ease and security for your vehicles.

This charming home is not only a haven of peace but also offers easy access to local amenities, Greenvale Primary School and transport links, making it an ideal choice for families and professionals alike. Don't miss the opportunity to make this delightful property your own. Call now to appreciate this rare and special property.

