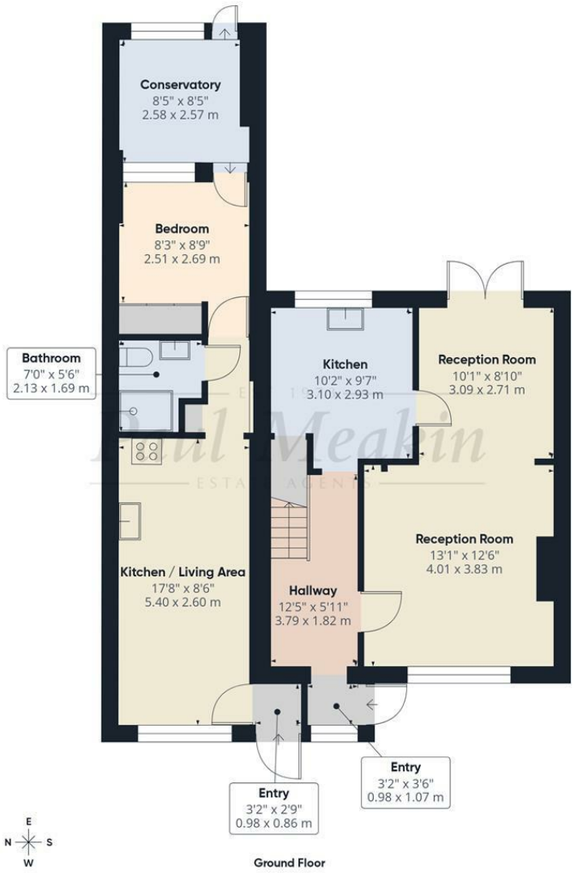
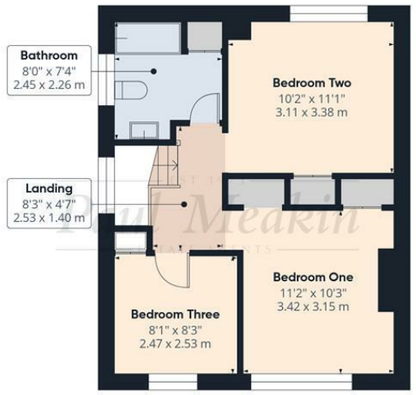
EST 1973
Paul Meakin
ESTATE AGENTS





Approximate total area(1)
1234 ft²
114.6 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

£400,000 Warbank Close, Croydon, CR0 0AX

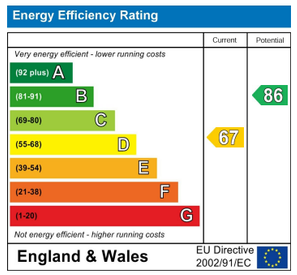




Positioned in Warbank Close, Croydon, this 1930's *Concrete construction* house boasts a generous living space.
Upon entering, you are welcomed into a hallway leading to a vast reception room and sizeable kitchen, offering ample space. Upstairs, the house features three bedrooms, including two double bedrooms, both offering built-in storage and a large fitted bathroom. Externally, the property provides, off-street parking and a rear-garden.
This property also offers an annexe to the side, offering a fitted kitchen open to a reception room, shower-room, a sizeable double bedroom, leading to a conservatory and access out to garden space.

.....

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



Entry

Hallway

Kitchen
10'2" x 9'7" (3.10 x 2.93)

Reception Room
10'1" x 8'10" (3.09 x 2.71)

Reception Room
13'1" x 12'6" (4.01 x 3.83)

Bedroom One
11'2" x 10'4" (3.42 x 3.15)

Bedroom Two
10'2" x 11'1" (3.11 x 3.38)

Bedroom Three
8'1" x 8'3" (2.47 x 2.53)

Bathroom

Landing

Entry (Anexxe)

Kitchen / Living area (Annexe)
17'8" x 8'6" (5.40 x 2.60)

Bathroom (Annexe)

Bedroom (Annexe)
8'2" x 8'9" (2.51 x 2.69)

Conservatory (Annexe)
8'5" x 8'5" (2.58 x 2.57)

Off-street parking

Rear Garden

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 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

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

- One-bedroom annexe to the side of the property
- Far-reaching reception room
- Three bedrooms
- Private rear-garden
- Off-street parking
















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