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 the quiet Warbank Close, Croydon, this 1930's house boasts a generous living space, making it an ideal home for family's, couples or professionals alike.

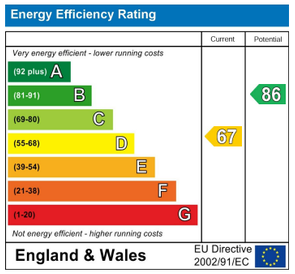
Upon entering, you are welcomed into a spacious hallway leading to a vast reception room and sizeable kitchen, offering ample space for hosting guests or having a cosy night in. Upstairs, the house features three well-proportioned bedrooms, including two double bedrooms, both offering built-in storage and a large fitted bathroom. Externally, the property provides, off-street parking and a generous 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 garden space.

The location of this home is particularly appealing, as it is situated in a quiet residential area that is well-connected to local shops, amenities and transport links, into Central Croydon and surrounding areas. Residents can enjoy the benefits of nearby parks and greenery, making it an excellent choice for those who enjoy outdoor activities.

This property is great for anyone seeking an opportunity to renovate, decorate and make a house their home!

Call today to view at your earliest convenience!



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