



51 Sorrell Bank, Linton Glade, Croydon, CR0 9LW

Guide Price £385,000

We are delighted to welcome to the market this rarely available three bedroom end of terraced town house comprising of a down stairs shower room, conservatory, useful study, refitted kitchen and bathroom, ensuite to master bedroom, integral garage and off street parking for two cars. This property is also double glazed throughout with gas central heating via radiators. Situated in a cul de sac location and being conveniently located for frequent bus services and local schools. Call now to appreciate size and all this property has to offer.



## Property Description

### ENTRANCE HALL

Double glazed glass panel front door, fitted storage cupboard housing meters, radiator, power point, laminate flooring, stairs to first floor, coving to ceiling, door to garage.

### DOWNSTAIRS SHOWER ROOM

Low level W.C, pedestal wash hand basin, shower cubicle with wall mounted electric shower, part tiled walls, heated towel rail, extractor fan, opening to study.

### STUDY

9' 8" x 9' 3" (2.95m x 2.82m) Stairs up to living room, power points, radiator, laminate flooring.

### KITCHEN

13' 5" x 9' 9" (4.09m x 2.97m) Double glazed windows to front, wall and base units, 1 1/2 sink and drainer unit, integrated oven with separate gas ring hobs and extractor fan, integrated fridge/freezer, dish washer and washing machine, power points, part tiled walls, laminate flooring, opening to living room.

### LIVING ROOM

20' 0" x 13' 7" (6.1m x 4.14m) Double glazed window to rear, double glazed box bay window to side, glass panel double doors to conservatory, two radiators, laminate flooring, power points, stairs to second floor.





#### CONSERVATORY

12' 8" x 10' 0" (3.86m x 3.05m) Double glazed windows to rear, double glazed patio door to garden, power points, tiled flooring, radiator.

#### LANDING

Access to loft, airing cupboard, power points, coving to ceiling, doors to bedrooms and bathroom.

#### BEDROOM ONE

13' 6" x 10' 7" (4.11m x 3.23m) Double glazed window to front, power points, radiator, coving to ceiling, door to ensuite.



#### ENSUITE

Low level W.C, pedestal wash hand basin, extractor fan, fully tiled walls and flooring.

#### BEDROOM TWO

11' 4" x 7' 3" (3.45m x 2.21m) Double glazed window to rear, power points, radiator.



#### BEDROOM THREE

9' 4" x 6' 1" (2.84m x 1.85m) Double glazed window to rear, power points, radiator, built in wardrobe.

#### BATHROOM

Double glazed frosted window to side, low level W.C and wash hand basin to inset with vanity unit below, enclosed bath with shower attachment, heated towel rail, fully tiled walls.

## GARDEN

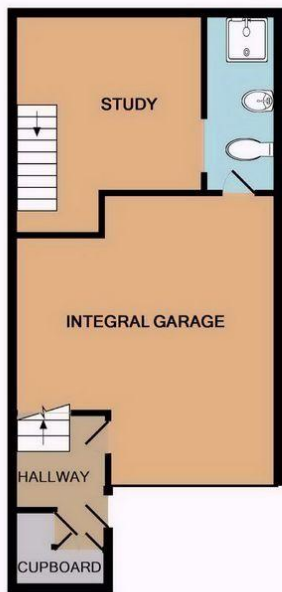
Patio area leading up to decking with steps leading to further paved section, small pond, rear access gate.

## GARAGE

15' 1" x 13' 7" (4.6m x 4.14m) Electric door, power and light, door into shower room & study.

OFF STREET PARKING FOR TWO CARS.

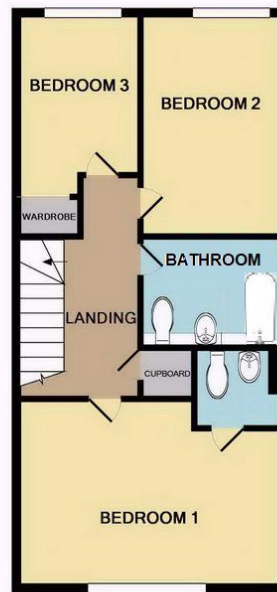




GROUND FLOOR



1ST FLOOR

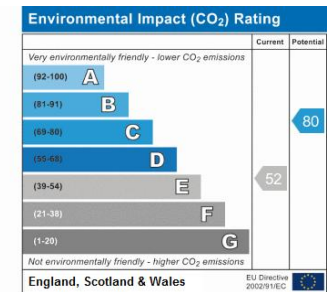
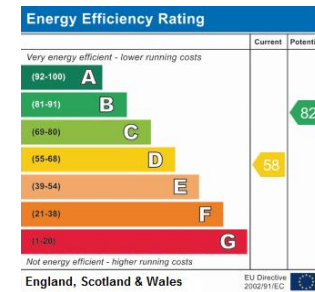


2ND FLOOR

TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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