

EST 1973

Paul Meakin

ESTATE AGENTS



- Double Glazed
- Kitchen/Diner
- Close to Tramlink
- Close to transport
- Well presented

Markfield, Courtwood Lane, Croydon, CR0 9HW

Offers in excess of £360,000

Offered to the market is this three bedroom mid terraced family home situated in a cul de sac location and being conveniently located for frequent bus services, local Primary Schools and Bears Wood.

Internally the property benefits from an impressive kitchen/diner measuring 15'6 x 13'6, useful downstairs cloakroom, separate lounge, refitted bathroom, landscaped larger than average garden, double glazed windows throughout, gas central heating via radiators and garage en bloc. View now to avoid disappointment.



Property Description

ENTRANCE HALL

Double glazed obscured stained glass front door, radiator, built in storage cupboard, door to cloakroom, laminate flooring, glass panel door to hallway with stairs to first floor and radiator, glass panel door to lounge.

CLOAKROOM

Double glazed obscured window to front, low level W.C, wall mounted boiler, space and plumbing for washing machine, laminate flooring

KITCHEN/DINER

15' 6" x 13' 6" (4.72m x 4.11m) Double glazed windows to rear, double glazed French doors to garden, range of fitted wall and base units with work surfaces over, sink and drainer unit, space for large American style fridge/freezer, integrated double oven with electric hob and extractor fan over, space and plumbing for dish washer, breakfast bar, power points, part tiled walls, tiled floor, radiator, coving to ceiling

LOUNGE

15' 8" x 12' 5" (4.78m x 3.78m) Double glazed sliding patio door to front, radiator, power points, television aerial point, telephone point, glass panel doors to kitchen/diner, coving to ceiling.

LANDING

Access to loft via pull down ladder, doors to bedrooms and bathroom, storage cupboard, airing cupboard, coving to ceiling.

BEDROOM ONE

16' 3" x 9' 5" (4.95m x 2.87m) Double glazed window to front, power points, radiator, built in wardrobes with sliding mirror doors, coving to ceiling.

BEDROOM TWO

10' 8" x 9' 4" (3.25m x 2.84m) Double glazed window to rear, power points, radiator, coving to ceiling, laminate flooring.





BEDROOM THREE

9' 8" x 5' 9" (2.95m x 1.75m) Double glazed window to front, power points, radiator, television aerial point, telephone point, laminate flooring, storage cupboard, coving to ceiling.

BATHROOM

Double glazed obscured window to rear, low level W.C, pedestal wash hand basin, enclosed bath with rain fall power shower over, heated towel rail, part tiled walls, coving to ceiling

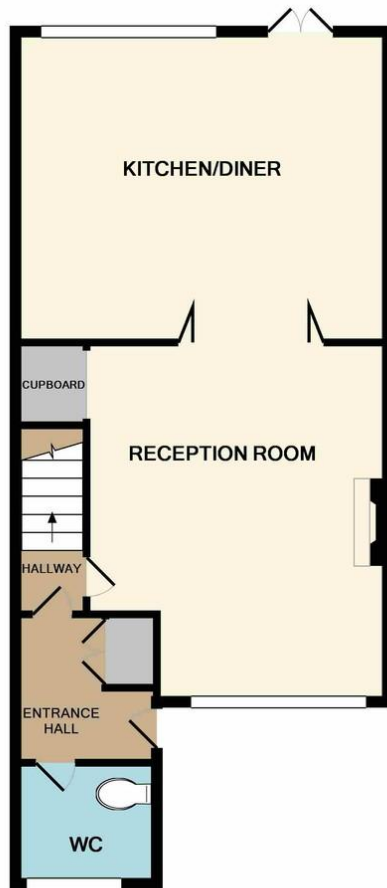
REAR GARDEN

Patio with steps up to further tiered patio area, feature pond, raised deck, sloping lawn, timber shed, outside tap and lighting

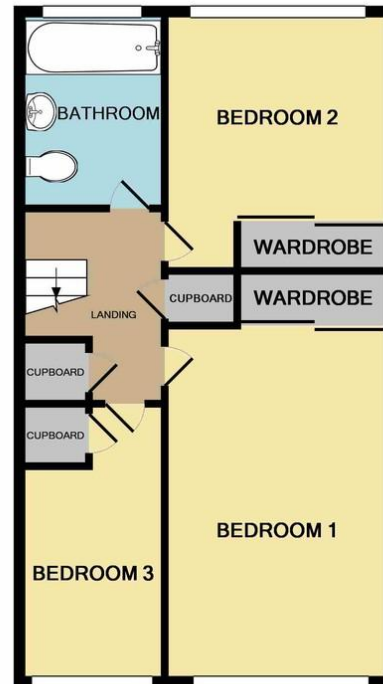
GARAGE EN BLOC

With up and over door.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	82
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	63
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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