



PAUL GRAHAM



20 Merebank Lane, Waddon, Croydon, Surrey, CR0 4NP | **£395,000 Freehold**

Situated within easy reach of local transport links, this three bedroom terrace house is offered for sale with no chain. The property which boasts a good size rear garden and driveway parking for 2 cars does require modernising however provides the buyer an opportunity to 'stamp their own mark'. Upstairs there are three bedrooms, whilst on the ground floor there is a 16' through lounge, kitchen, conservatory and bathroom. Viewing advised.

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE 16' x 13' 5" (4.88m x 4.09m)

KITCHEN 11' 5" x 8' 3" (3.48m x 2.51m)

CONSERVATORY 10' 10" x 6' 10" (3.3m x 2.08m)

BATHROOM

STAIRS TO THE FIRST FLOOR

LANDING

BEDROOM 1 16' 2" x 13' 5" (4.93m x 4.09m)

BEDROOM 2 15' 0" x 10' 7" (4.57m x 3.23m)

BEDROOM 3 8' 8" x 8' 5" (2.64m x 2.57m)

GOOD SIZE GARDEN

DRIVEWAY FOR 2 CARS

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, sections, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Housplan 10/2014



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

WALLINGTON

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