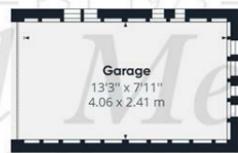




Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 858.51 ft²
 79.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



EST 1973
Paul Meakin
 ESTATE AGENTS

£425,000 Wyncote Way, South Croydon, CR2 8NH

Welcomed to the market is this extended two bedroom semi detached bungalow which is conveniently located close to Selsdons amenities, transport links and woodland and is welcomed to the market with no onward chain. Internally the property benefits from a extended kitchen 14'7 x 9'10, reception room, fitted shower room, gas central heating via radiators, private rear garden, detached garage and off street parking. Call now to avoid disappointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

