



Asking Price of £350,000 Markfield, Croydon, CR0 9HU



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1037.13 ft²
 96.35 m²

Reduced headroom
 15.22 ft²
 1.41 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: D

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



Welcomed to the market is this three-bedroom spacious, family home which is the perfect home to make your own. On the ground floor the property benefits from a WC, through lounge, separate conservatory and Kitchen and on the first floor you are presented with spacious three bedrooms and family bathroom. Externally the property benefits from a garage en bloc and private rear garden. Perfectly located, this property is conveniently situated for bus services, Courtwood Primary School, Selsdon Woodlands and local amenities. This property is one not to be missed and is offered to the market CHAIN FREE. Freehold/ Croydon Council tax band D/ EPC D.

Hallway
7'1" x 5'10" (2.16 x 1.79)

WC
4'5" x 5'10" (1.37 x 1.80)

Living Room
17'10" x 15'8" (5.44 x 4.79)

Dining Room
10'7" x 9'4" (3.25 x 2.86)

Sunroom
9'5" x 9'6" (2.88 x 2.90)

Kitchen
10'8" x 6'0" (3.26 x 1.85)

Landing
8'9" x 5'10" (2.68 x 1.79)

Bathroom
7'7" x 5'10" (2.32 x 1.78)

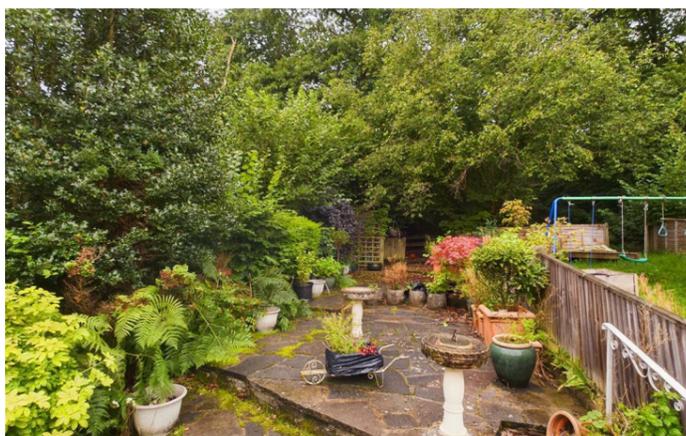
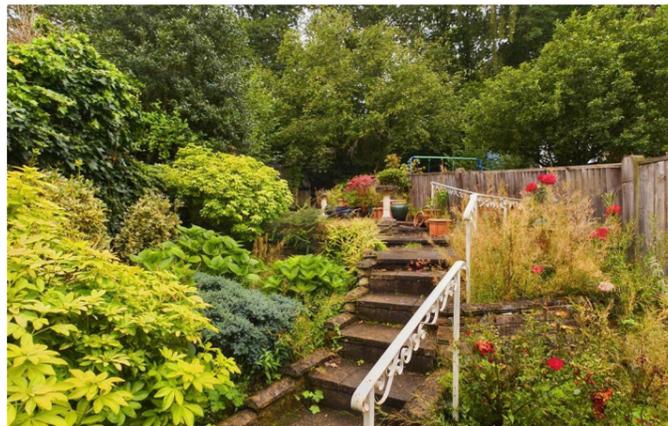
Bedroom
11'6" x 9'7" (3.51 x 2.93)

Bedroom
15'10" x 9'7" (4.84 x 2.93)

Bedroom
12'4" x 5'11" (3.77 x 1.82)

Garden

Garage en bloc



VIEWING NOTES

