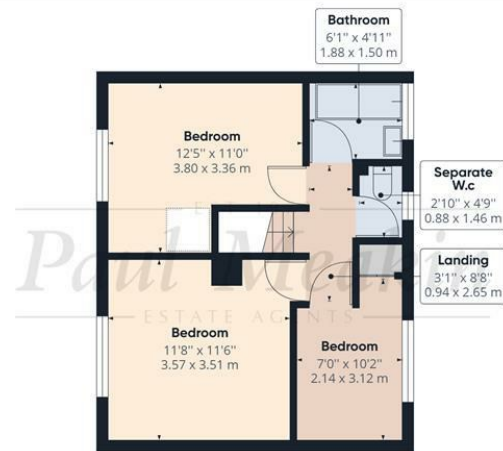


Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 810.95 ft<sup>2</sup>  
 75.34 m<sup>2</sup>

(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** Claygate Crescent, Croydon, CR0 0RA

We would like to welcome to the market this exceptionally well presented and modernised three bedroom mid terraced family home which benefits from a living room measuring 18'9 x 9'9, refitted kitchen, useful utility room, refitted bathroom, double glazed windows throughout, gas central heating via radiators and landscaped rear garden. Situated on a popular residential road and being conveniently located for local schools, amenities and bus services view now to appreciate size, standard and location. Freehold /Croydon Council Tax Band C - £1747.26

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(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



Porch

Entrance Hall

Living Room

18'9" x 9'9" (5.74 x 2.99)

Kitchen

8'11" x 12'6" (2.72 x 3.82)

Utility Area

7'3" x 7'10" (2.21 x 2.39)

Landing

Bedroom

12'5" x 11'0" (3.80 x 3.36)

Bedroom

11'8" x 11'6" (3.57 x 3.51)

Bedroom

7'0" x 10'2" (2.14 x 3.12)

Bathroom

Seperate WC

Garden

