

Approximate total area⁽¹⁾
868 ft²
80.7 m²
Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 1.5 m

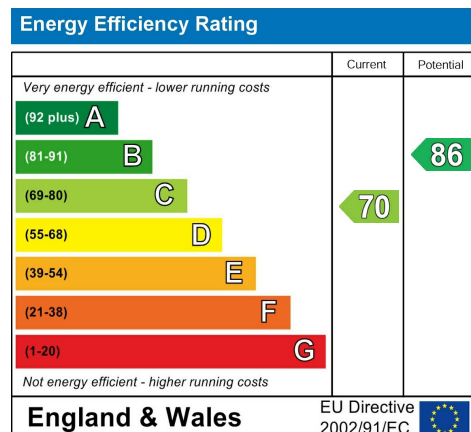
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EST 1973
Paul Meakin £400,000 Queen Elizabeths Gardens, Croydon, CR0 0HA
ESTATE AGENTS

Offered to the market and situated in a cul de sac location is this three bedroom mid terrace family home which benefits from a fitted kitchen and bathroom, living room measuring 11'9 x 18'10, useful study/utility room, three double bedrooms, gas central heating via radiators, double glazed windows and private rear garden. This property is conveniently located for Central Parade and its selection of amenities, frequent bus services, a variety of schools, The tramlink and open green space. Call now to appreciate size and location.



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

Hallway

Kitchen

9'8" x 9'5 (2.95m x 2.87m)

Living Room

11'9" x 18'10 (3.58m x 5.74m)

Office/Utility room

6'11" x 5'3 (2.11m x 1.60m)

Landing

Bathroom

Separate WC

Bedroom 1

11'3 x 11'8 (3.43m x 3.56m)

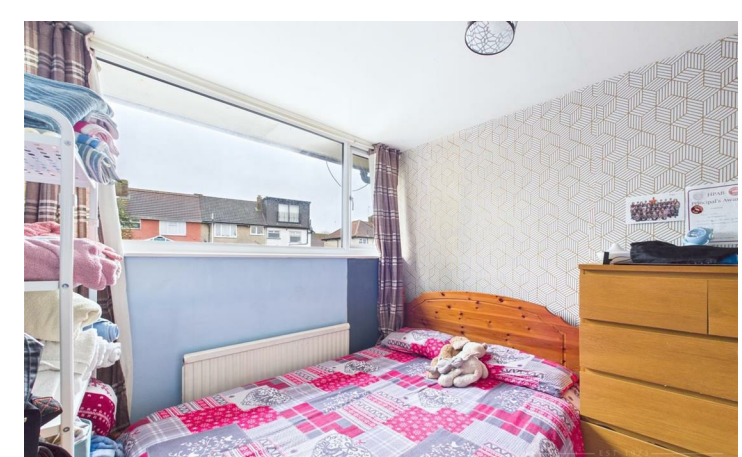
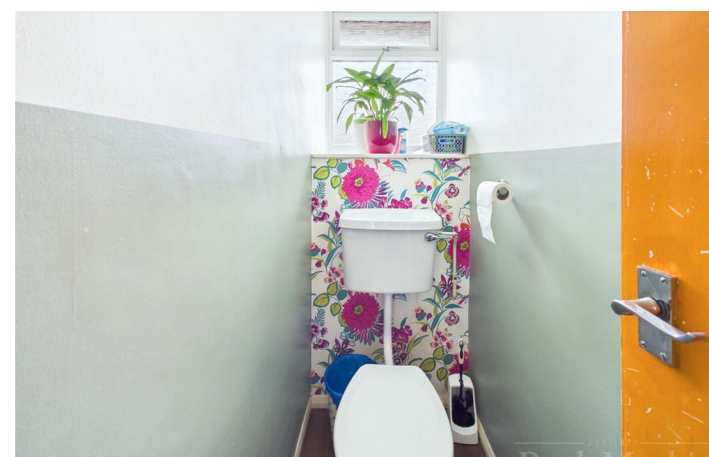
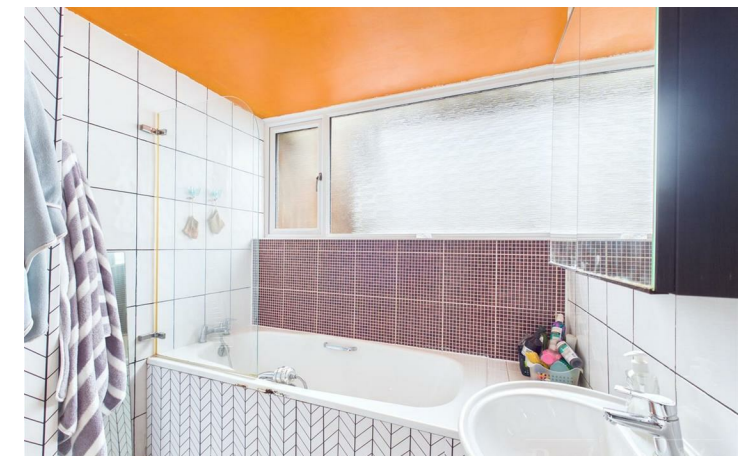
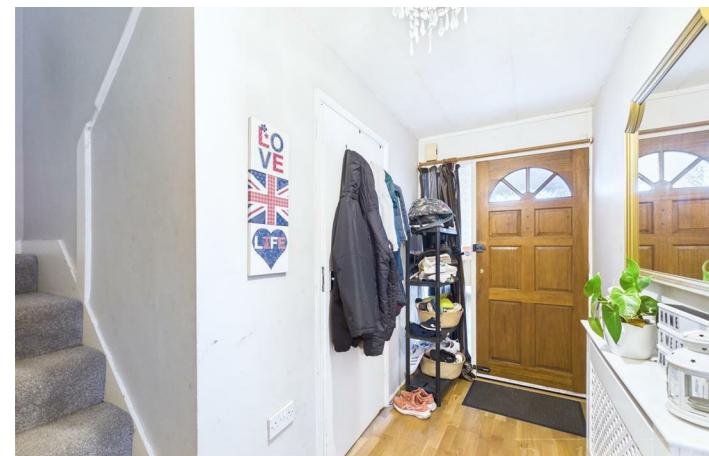
Bedroom 2

11'1" x 9'5" (3.38m x 2.87m)

Bedroom 3

8'1" x 8'4" (2.46m x 2.54m)

Garden



- Study/Utility room
- Separate W.C
- Fitted kitchen
- Living room leading to garden