



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 878.44 ft²
 81.61 m²

Reduced headroom
 14.62 ft²
 1.36 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.

GIRAFFE360



EST 1973
Paul Meakin £400,000 Oswald, Croydon, CR0 9HE
 ESTATE AGENTS

Offered to the market is this three bedroom mid terraced family home which is situated in a cul de sac location and is conveniently located for Courtwood Primary School, bus services to surrounding areas and easy access to local amenities and woodland. Internally the property benefits from a fitted kitchen and bathroom, lounge leading to dining room, gas central heating via radiators, double glazed windows throughout, rear garden and garage situated under the property en-bloc. Call now to appreciate size and location. Freehold/ Croydon Council tax band D / EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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



Entrance Hall

Living room

17'9 x 15'9 (5.41m x 4.80m)

Dining Room

10'6 x 9'7 (3.20m x 2.92m)

Kitchen

10'6 x 5'10 (3.20m x 1.78m)

Landing

Bedroom

15'1 x 9'7 (4.60m x 2.92m)

Bedroom

10'9 x 9'7 (3.28m x 2.92m)

Bedroom

12'2 x 5'10 (3.71m x 1.78m)

Bathroom

Garden

Garage en bloc

VIEWING NOTES:

