



**Links View Road,  
 Croydon, CR0**

Approximate Gross Internal Area  
 105.8 sq m / 1139 sq ft  
 Garage = 13.9 sq m / 150 sq ft  
 Total = 119.7 sq m / 1289 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planpix on behalf of Sinclair Hammelton (ID862008)

**Offers In Excess Of £540,000** Links View Road, Shirley, CR0  
 &ND

Welcoming to the market is this CHAIN FREE three bedroom semi-detached family house situated in quite residential road close to transport links, amenities, and Primary schools. This property is in need of modernisation throughout but does benefit from a lounge, dining room, kitchen, reception room leading to the large garden which has a good size garage and off street parking to the front. Please call now to avoid disappointment. Freehold / Croydon Council Tax Band E £2402.48



| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs |  |           |           |
| (92-100) <b>A</b>                           |  |           |           |
| (81-91) <b>B</b>                            |  |           |           |
| (69-80) <b>C</b>                            |  |           |           |
| (55-68) <b>D</b>                            |  |           |           |
| (39-54) <b>E</b>                            |  |           |           |
| (21-38) <b>F</b>                            |  |           |           |
| (1-20) <b>G</b>                             |  |           |           |
| Not energy efficient - higher running costs |  |           |           |
|   |  | <b>75</b> | <b>41</b> |

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

RECEPTION ROOM

12'11" x 11'9" (3.94 x 3.58)

DINING ROOM

12'4" x 10'10" (3.76 x 3.3)

KITCHEN

12'0" x 7'1" (3.66 x 2.16)

RECEPTION ROOM

15'7" x 9'1" (4.75 x 2.77)

LANDING

BEDROOM ONE

13'1" x 10'10" (3.99 x 3.3)

BEDROOM TWO

12'2" x 10'6" (3.71 x 3.2)

BEDROOM THREE

7'1" x 6'7" (2.16 x 2.01)

BATHROOM

SEPARATE W/C

GARDEN

GARAGE

17'10" x 8'5" (5.44 x 2.57)

OFF STREET PARKING

