



Ground Floor



Approximate total area⁽¹⁾
 1397.10 ft²
 129.79 m²

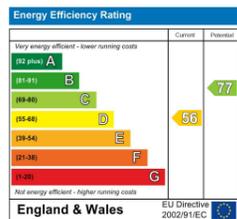


Floor 1

(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.

GIRAFFE 360



TAX BAND: C

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



EST 1973
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 ESTATE AGENTS
£400,000 Windham Avenue, Croydon, CR0 0HY

We would like to welcome to the market this extended three bedroom semi detached family home. This property is CHAIN FREE, is a concrete construction and benefits from three separate reception rooms, large kitchen/diner measuring 19'1 x 9'4, utility room, downstairs W.C, multiple store rooms, refitted shower room, rear garden with large storage shed with power and light and off street parking. This property is conveniently located for bus services to surround areas, open green space, schools and Central Parade. Call now to appreciate size and location. Freehold/ Croydon council tax band C/ EPC rating D.

Porch
 Entrance Hall
 Lounge
 17'10 x 12'6 (5.44m x 3.81m)
 Dining Room
 10'1 x 8'11 (3.07m x 2.72m)
 Kitchen/Diner
 19'1 x 9'4 (5.82m x 2.84m)
 Study
 8'1 x 8'1 (2.46m x 2.46m)
 Walkway
 Store Room
 3'2 x 5'3 (0.97m x 1.60m)
 W/C
 Utility Room
 7'9 x 5'5 (2.36m x 1.65m)
 Store Room
 7'10 x 5'6 (2.39m x 1.68m)
 Store Room
 6'8 x 7'10 (2.03m x 2.39m)
 Landing
 Bedroom One
 11'1 x 9'4 to wardrobes (3.38m x 2.84m to wardrobes)
 Bedroom Two
 10'1 x 11'0 to wardrobes (3.05m; 0.30m x 3.35m to wardrobes)
 Bedroom Three
 8'1 x 8'3 (2.46m x 2.51m)
 Bathroom
 Garden
 Off Street Parking

