



Floor 1 Building 1



Approximate total area⁽¹⁾
894.00 ft²
83.00 m²

(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



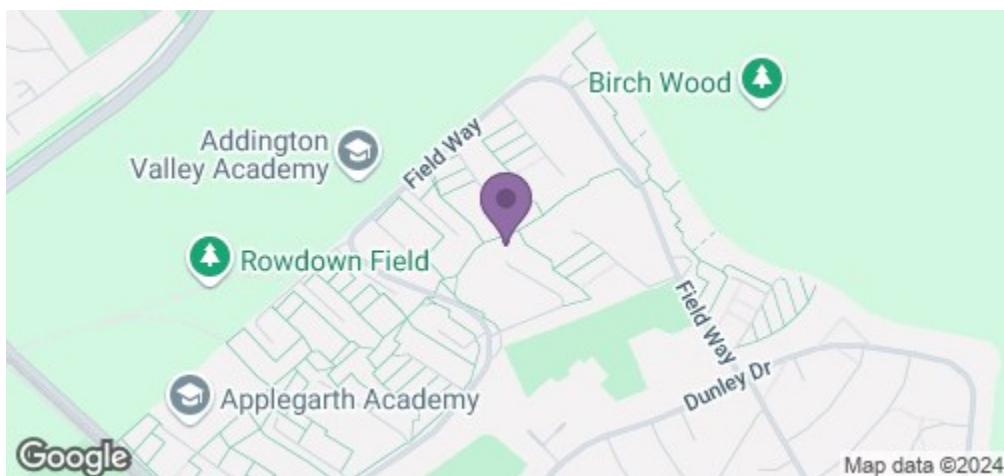
EST 1973
Paul Meakin Offers In Excess Of £340,000 Danebury, Croydon, CR0 9EW

Offered to the market in a great location is this three bedroom mid terraced family home with landscaped front and rear gardens, fitted kitchen and bathroom, living measuring 11'11" x 19'11", useful downstairs cloakroom, double glazed windows throughout, gas central heating via radiators and allocated parking space. This property is of a CONCRETE CONSTRUCTION called Lang-Easi form and is ideally located for local nearby amenities, frequent bus services, schools and Field way tramstop. Call now to appreciate size and location & to avoid disappointment. Freehold / Croydon Council tax band C £1747.26/ EPC D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Entrance Hall

Downstairs Cloakroom

Kitchen

9'10 x 10'4 (3.00m x 3.15m)

Living Room

11'11 x 19'11 (3.63m x 6.07m)

Landing

Bedroom

11'5 x 12'10 (3.48m x 3.91m)

Bedroom

9'0 x 11'11 (2.74m x 3.63m)

Bedroom

9'11 x 6'10 (3.02m x 2.08m)

Bathroom

Garden

Allocated parking

