

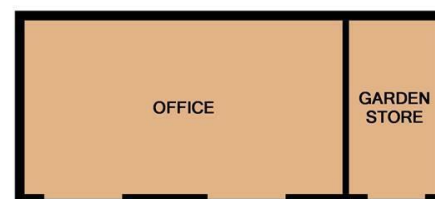
GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1249 SQ.FT. (116.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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1ST FLOOR



NOT INCLUDED IN FLOOR AREA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(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	

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



This is an opportunity to acquire this extended three bedroom end of terraced family home which now offers a large open plan kitchen/Living Area measuring 22'5 x 22'5, separate reception room with study/play room, useful downstairs cloakroom, fitted three piece bathroom with separate shower, landscaped rear garden with large garden room and off street parking for several cars via the paved driveway.

This property is situated on the popular "Boots" estate and is conveniently located for Central Parade with its frequent bus services, tramlink and shops and amenities. Call now to appreciate size and location. Freehold/ Croydon council tax band C/ EPC C.

Porch

Entrance Hall

W/C

Living Room
9'10 x 13'9 (3.00m x 4.19m)

Play Room/ Study
8'11 x 7'1 (2.72m x 2.16m)

Kitchen/Living Area
22'5 x 22'5 (6.83m x 6.83m)

Landing

Bedroom
11'7 x 9'8 (3.53m x 2.95m)

Bedroom
11'9 x 7'8 (3.58m x 2.34m)

Bedroom
7'11 x 11'11 (2.41m x 3.63m)

Bathroom

Garden

Garden Room

Off Street Parking

