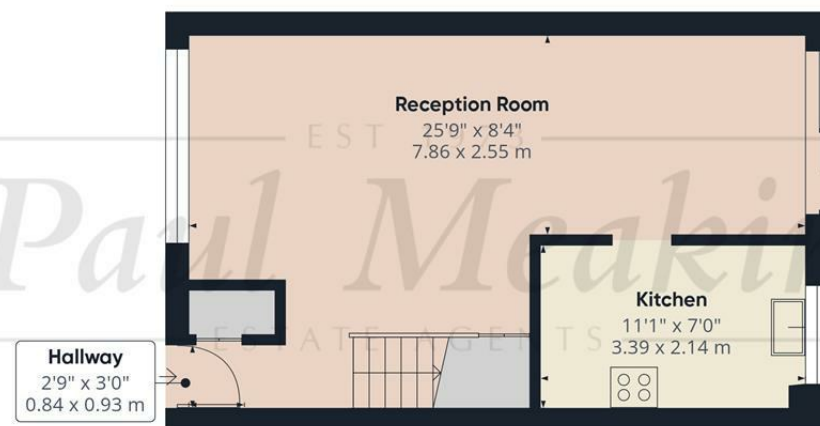
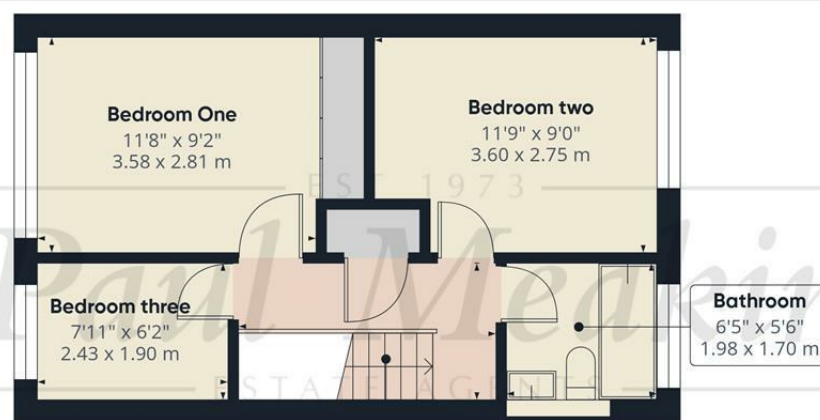




Ground Floor



Floor 1

Approximate total area⁽¹⁾
762 ft²
70.7 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



£385,000 Middlefields, Croydon, CR0 9LF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

TAX BAND: D

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



Paul Meakin is pleased to present this CHAIN FREE beautiful three-bedroom family home, nestled in the heart of Middlefields. Conveniently situated within easy reach of local shops, including Aldi, Sainsburys and many more amenities, good transport links, such as bus routs and tram links into Central Croydon and surrounding areas and a variety of primary and secondary schools.

Internally, the property offers an open plan double reception room, modern re-fitted kitchen, three bedrooms and spacious re-fitted bathroom. Externally, the property boasts a maintainable garden, garage-en-bloc and well looked after communal gardens. Service charge of £427 PA.

Book your viewing now before it's too late!

Call 020 8651 1234 today to appreciate size and location of this home!

Hallway

2'9" x 3'0" (0.84 x 0.93)

Reception Room

25'9" x 8'4" (7.86 x 2.55)

Kitchen

11'1" x 7'0" (3.39 x 2.14)

Landing

10'8" x 6'2" (3.27 x 1.90)

Bathroom

6'5" x 5'6" (1.98 x 1.70)

Bedroom One

11'8" x 9'2" (3.58 x 2.81)

Bedroom two

11'9" x 9'0" (3.60 x 2.75)

Bedroom three

7'11" x 6'2" (2.43 x 1.90)

VIEWING NOTES

