



Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
1144.54 ft<sup>2</sup>  
106.33 m<sup>2</sup>

(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



Welcomed to the market with NO ONWARD CHAIN is this three bedroom semi detached family home which benefits from a fitted kitchen leading on to dining room, lounge measuring 12'4 x 13'7, fitted bathroom with separate W.C, double glazed windows throughout, gas central heating via radiators, tandem garage measuring 32'6 x 7'11, outside W.C, rear garden and off street parking. This property is situated on the 64 bus route and is conveniently located for Selsdon Primary School, The Quest Academy and local amenities. Call now to avoid disappointment. Freehold/ Croydon council tax band D / EPC rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



Porch

Entrance Hall

Lounge  
12'4 x 13'7 (3.76m x 4.14m)

Dining Room  
8'11 x 9'2 (2.72m x 2.79m)

Kitchen  
8'10 x 10'5 (2.69m x 3.18m)

Landing

Bedroom One  
10'4 x 12'1 (3.15m x 3.68m)

Bedroom Two  
9'1 x 12'1 (2.77m x 3.68m)

Bedroom Three  
9'6 x 7'8 (2.90m x 2.34m)

Bathroom

Separate W.C

Garden

Tandem Garage  
32'6 x 7'11 (9.91m x 2.41m)

W/C

Off Street Parking

