



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 845.86 ft²
 78.58 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.

GIRAFFE 360

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(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

£375,000 Godric Crescent, CR0 0HS



Welcomed to the market is this CHAIN FREE three bedroom family home, which is situated on a quiet road with far reaching views overlooking green space. This property benefits from gas central heating via radiators, double glazed windows throughout, fitted kitchen and bathroom, a large living/dining area, off-street parking for one car and a low maintenance landscaped rear garden. This property is conveniently located for local shops and amenities, transport links including the tramlink and near by bus services into central Croydon as well as a good variety of schools. Call now to avoid disappointment. Freehold/ Croydon Council band C/ EPC D.

VIEWING NOTES:

Hallway

Kitchen

8'11 x 9'4 (2.72m x 2.84m)

Living Room

22'10 x 9'10 (6.96m x 3.00m)

Landing

Bedroom

11'0 x 11'3 (3.35m x 3.43m)

Bedroom

11'7 x 9'5 (3.53m x 2.87m)

Bedroom

13'6 x 7'9 (4.11m x 2.36m)

Bathroom

Separate W.C

Garden

Off Street Parking

