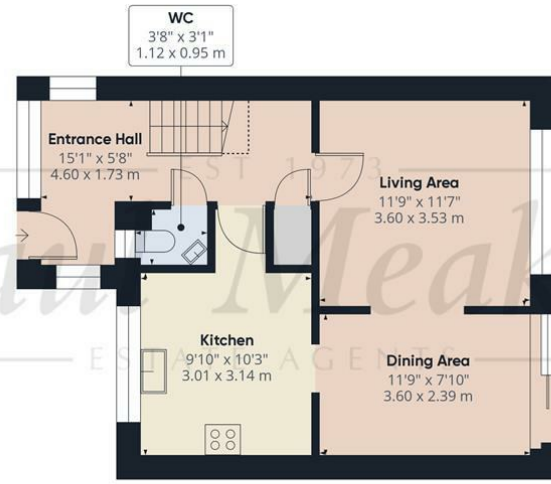
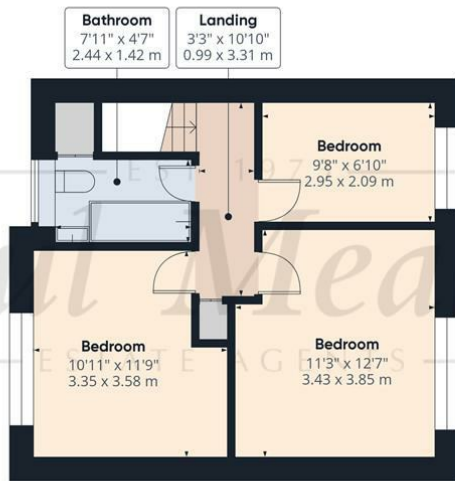




£360,000 Brierley, Croydon, CR0 9DR



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 879.96 ft²
 81.75 m²

Reduced headroom
 13.96 ft²
 1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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



Welcomed to the market is this STUNNING three bedroom mid terrace family home which is offered to the market CHAIN FREE. The property is conveniently located for a good variety of schools, amenities and shops, bus services and green space. Internally the property has been redecorated throughout and benefits from a refitted kitchen, living room leading onto dining room, useful downstairs W.C, three double bedrooms, refitted bathroom, private rear garden with storage shed and rear access gate, double glazing throughout and gas central heating via radiators. Call now to fully appreciate size and location. Call now to view!

Freehold / Croydon Council Tax Band C / EPC D

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	
63	
England & Wales	EU Directive 2002/91/EC

VIRTUAL TOUR:



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 and 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 WC

Kitchen

9'10" x 10'3" (3.01 x 3.14)

Living Area

11'9" x 11'6" (3.60 x 3.53)

Dining Room

11'9" x 7'10" (3.60 x 2.39)

Landing

Bedroom

11'3" x 12'7" (3.43 x 3.85)

Bedroom

10'11" x 11'8" (3.35 x 3.58)

Bedroom

9'8" x 6'10" (2.95 x 2.09)

Bathroom

8'0" x 4'7" (2.44 x 1.42)

Private rear garden

