



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

869.35 ft<sup>2</sup>  
 80.77 m<sup>2</sup>

Reduced headroom

14.22 ft<sup>2</sup>  
 1.32 m<sup>2</sup>

(1) Excluding balconies and terraces.

☐ Reduced headroom (below 1.5m/4.92ft)

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

EST 1973  
**Paul Meakin** Asking Price of £370,000 Osward, Croydon, CR0 9HA  
 ESTATE AGENTS



Welcomed to the market is this three-bedroom spacious, family home which is perfect home to make your own. On the ground floor the property benefits from through lounge/dining space, and kitchen and on the first floor you are presented with three spacious bedrooms and family bathroom. Externally the property benefits from garage en bloc, outside storage options and private rear garden. Osward is perfectly located being conveniently situated for the bus services, Courtwood primary school, Selsdon woodlands and local amenities. This property is one not to be missed and is offered to the market CHAIN FREE. Freehold/Croydon Council tax band D/ 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	63	
(39-54) E		
(21-38) F		
(1-20) G		
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

