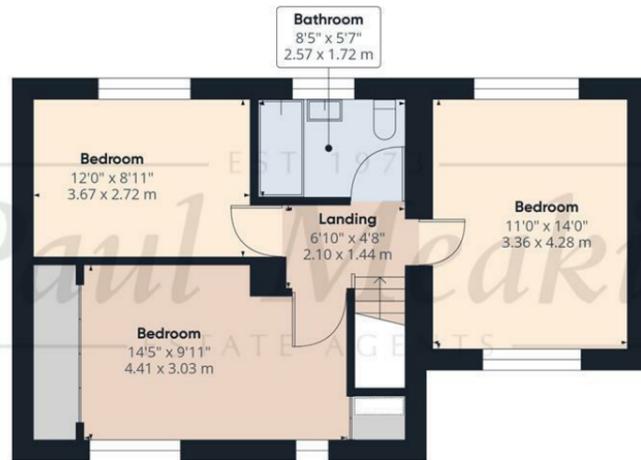


Ground Floor



Floor 1

Approximate total area^m
 1109.4 ft²
 103.07 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.

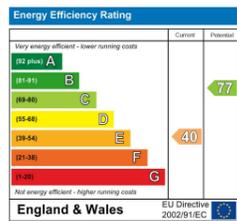
GIRAFFE 360



Offers In Excess Of £475,000 Cator Crescent, Croydon, CR0
 OBL



Do not miss this opportunity to acquire this exceptionally well presented and remodernised three/four bedroom family home which boasts a stunning open plan kitchen leading on to living room, downstairs shower room, separate reception/ground floor bedroom, refitted family bathroom, three double bedrooms, double glazed windows throughout, gas central heating via radiators, landscaped rear garden with extra space to the side and off street parking. Cator Crescent is situated close to Milne Park recreational ground, Fairchildes Primary and Secondary schools, as well as Central Parade and its transport links. Call now to appreciate this amazing family home. Freehold/ Croydon Council tax band C/ EPC E (improvements have been made).



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



Entrance Hall

Living Area

11'11 x 19'0 (3.63m x 5.79m)

Kitchen

9'0 x 10'11 (2.74m x 3.33m)

Hallway

Reception Room/Bedroom

11'0 x 10'8 (3.35m x 3.25m)

Shower Room

Landing

Bedroom

11'0 x 14'0 (3.35m x 4.27m)

Bedroom

14'5 x 9'11 (4.39m x 3.02m)

Bedroom

12'0 x 8'11 (3.66m x 2.72m)

Bathroom

Garden

Off Street Parking

