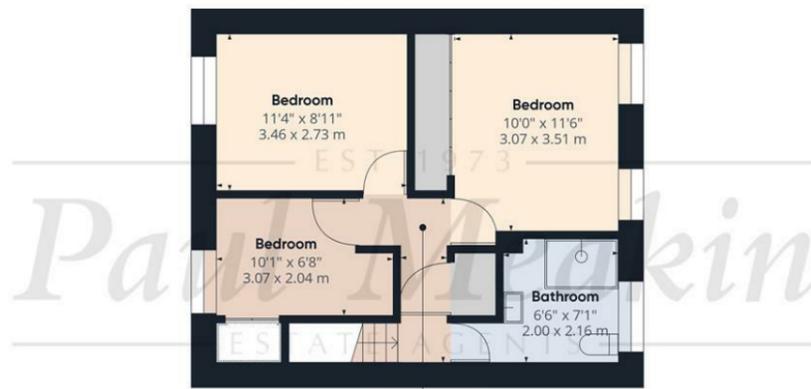




Ground Floor



Floor 1

Approximate total area⁽¹⁾
 904.5 ft²
 84.03 m²

Reduced headroom
 6.74 ft²
 0.63 m²

(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.

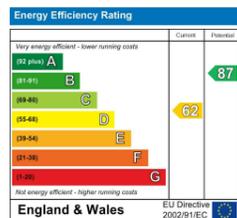
GIRAFFE 360

£425,000 Ridge Langley, South Croydon, CR2 0AP



Offered to the market is this CHAIN FREE three bedroom mid terraced family home which internally offers a fitted kitchen and shower room, useful downstairs cloakroom, light and airy living room measuring 23'7 x 19'1, three good sized bedrooms, double glazed windows throughout, private landscaped rear garden with direct access out to the garage situated en bloc.

This property is nicely situated within the development with access to parking bays out the front, it is also conveniently located for frequent bus services to surrounding areas, both Selsdon and South Croydon's shops and amenities, a variety of local schools and Croham Hurst Woods. Call now to avoid disappointment. Leasehold 945 years remaining/ Croydon Council tax band E / EPC D.



TAX BAND: E

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

Hallway

5'10" x 5'6" (1.78 x 1.70)

WC

5'1" x 3'8" (1.55 x 1.14)

Living/Dining Room

23'7" x 19'1" (7.20 x 5.83)



Kitchen

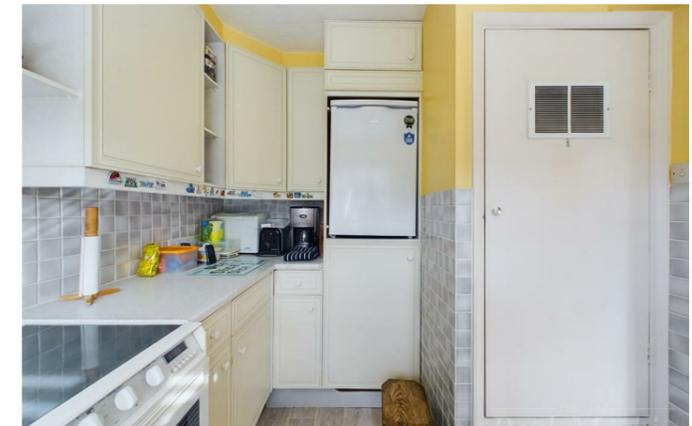
10'5" x 7'8" (3.19 x 2.35)

Landing

2'9" x 9'9" (0.86 x 2.98)

Bedroom

10'0" x 11'6" (3.07 x 3.51)



Bedroom

11'4" x 8'11" (3.46 x 2.73)

Bedroom

10'0" x 6'8" (3.07 x 2.04)

Shower room

6'6" x 7'1" (2.00 x 2.16)



Garden

Garage En Bloc

