



Approximate total area<sup>(1)</sup>  
 789.75 ft<sup>2</sup>  
 73.37 m<sup>2</sup>

(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.

GIRAFFE360



£400,000 Godric Crescent, Croydon, CR0 0HR



Welcomed to the market with no onward chain is this three bedroom mid terraced family home which benefits from far reaching London skyline views across open greenspace, is close to bus services, local amenities and schools. Internally the property benefits from a fitted kitchen and bathroom, through living room, useful downstairs cloakroom, small utility room, double glazed windows throughout, gas central heating via radiators, large landscaped rear garden and off street parking. Call now to appreciate size and location. Freehold/ Croydon council tax band C / EPC rating C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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

Entrance Hall

Living Room

9'9 x 18'10 (2.97m x 5.74m)

Kitchen

12'4 x 8'11 (3.76m x 2.72m)

Utility Room

4'8 x 7'2 (1.42m x 2.18m)

Downstairs W.C

Landing

Bedroom

11'5 x 11'6 (3.48m x 3.51m)

Bedroom

11'0 x 12'4 (3.35m x 3.76m)

Bedroom

8'4 x 6'11 (2.54m x 2.11m)

Bathroom

Separate W.C

Garden

Off street parking

