



Offers In Excess Of £500,000 Lapwing Close, South Croydon, CR2 8TD



We are pleased to offer to the market this 3 bedroom semi-detached family home situated in a popular cul-de-sac road on the Selsdon Vale development and conveniently located for transport links to Selsdon, Croydon and the Tram Link service. Internally, the property benefits from a useful porch, refitted kitchen, an impressive open plan lounge/dining room, light and airy conservatory, 3 double bedrooms with ensuite to master bedroom, study and family bathroom, double glazed windows, gas central heating via radiators, private rear garden, single garage and off street parking. This is one not to be missed!

Freehold/ Croydon Council Tax band D/ EPC rating D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**TAX BAND:**

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

Entry

Living Room

14'4" x 14'0" (4.37 x 4.27)

Dining Room

7'5" x 10'9" (2.27 x 3.28)

Conservatory

7'4" x 9'3" (2.26 x 2.82)

Kitchen

6'11" x 10'5" (2.13 x 3.20)

Garage

8'7" x 17'10" (2.63 x 5.44)

Bedroom

8'4" x 15'8" (2.56 x 4.78)

Bedroom

8'3" x 9'3" (2.52 x 2.82)

Bathroom

Landing

Bedroom/office

6'0" x 10'6" (1.83 x 3.22)

Bedroom

8'3" x 13'11" (2.52 x 4.25)

Landing

Bathroom

Rear garden

Off-street parking

