



Approximate total area⁽¹⁾
1183 ft²
110.1 m²

(1) Excluding balconies and terraces

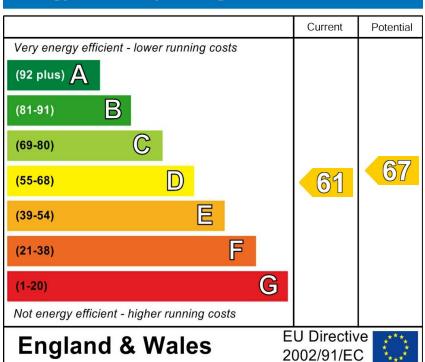
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor

N
E
W
S

Energy Efficiency Rating



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 and 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

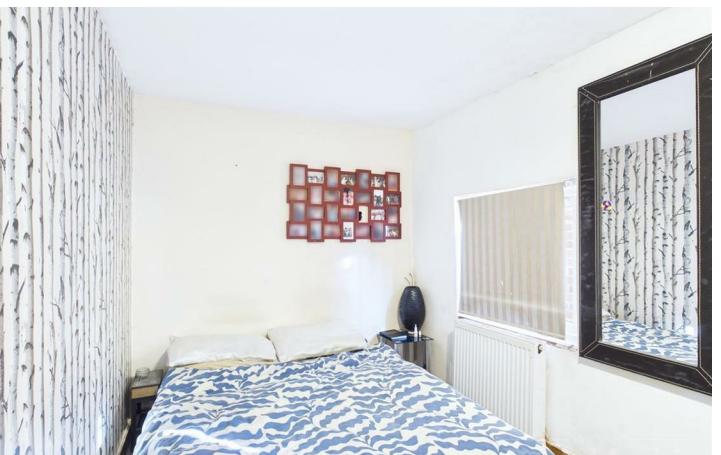


Situated in Crossways, South Croydon, this three bedroom semi-detached house offers a perfect blend of comfort and space. Spanning an impressive 1,335 square feet, the property boasts three well-proportioned reception rooms, including a large through lounge that provides an inviting atmosphere for both relaxation and entertaining, conservatory and an extra reception room enhances the living space, allowing for versatile use whether it be a playroom, study, or fourth bedroom.

One of the standout features of this property is the expansive rear garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply unwinding in a secluded setting. The large garden is perfect for families or those who appreciate outdoor space.

Furthermore, there is a fitted kitchen and bathroom, along with off-street parking for three cars. This property is ideally suited for families or professionals seeking a peaceful yet accessible location, with local amenities, bus services and Gravel Hill Tramstop all within easy reach.

In summary, this home in Crossways offers ample living space, a beautiful garden, and the convenience of off-street parking. It is a perfect opportunity for those looking to settle in a welcoming community.



Porch

Entrance Hall

Kichen

14'7 x 7'7 (4.45m x 2.31m)

W.C

Living Room

11'3 x 24'11 (3.43m x 7.59m)

Conservatory

14'3 x 14'3 (4.34m x 4.34m)

Reception/Bedroom

7'4 x 14'0 (2.24m x 4.27m)

Landing

Bedroom One

10'3 x 12'9 (3.12m x 3.89m)

Bedroom Two

9'5 x 12'0 (2.87m x 3.66m)

Bedroom three

6'7 x 6'9 (2.01m x 2.06m)

Bathroom

Garden

Off Street Parking

