



Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
 1318.11 ft<sup>2</sup>  
 122.46 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



**£350,000** Hartscroft, Croydon, CR0 9LB

This is an opportunity to acquire this three/four bedroom mid terrace garden room property which internally does require modernisation throughout but offers great versatile living accommodation. Situated within a cul de sac location and being conveniently located for the 433 bus service, Forestdale and Selsdon shops and amenities, good primary schools and surround woodland including The Bird Sanctuary. Internally the property benefits from a kitchen/diner to the lower floor with direct access out onto the garden, living room with separate reception room/bedroom, downstairs w/c, family bathroom and three good sized bedrooms. This property would be great to put your own stamp on it, so call now to view.

Freehold/ Croydon Council tax band E/ EPC E/ Ground rent charges £871.



Scan to view on Rightmove

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

