

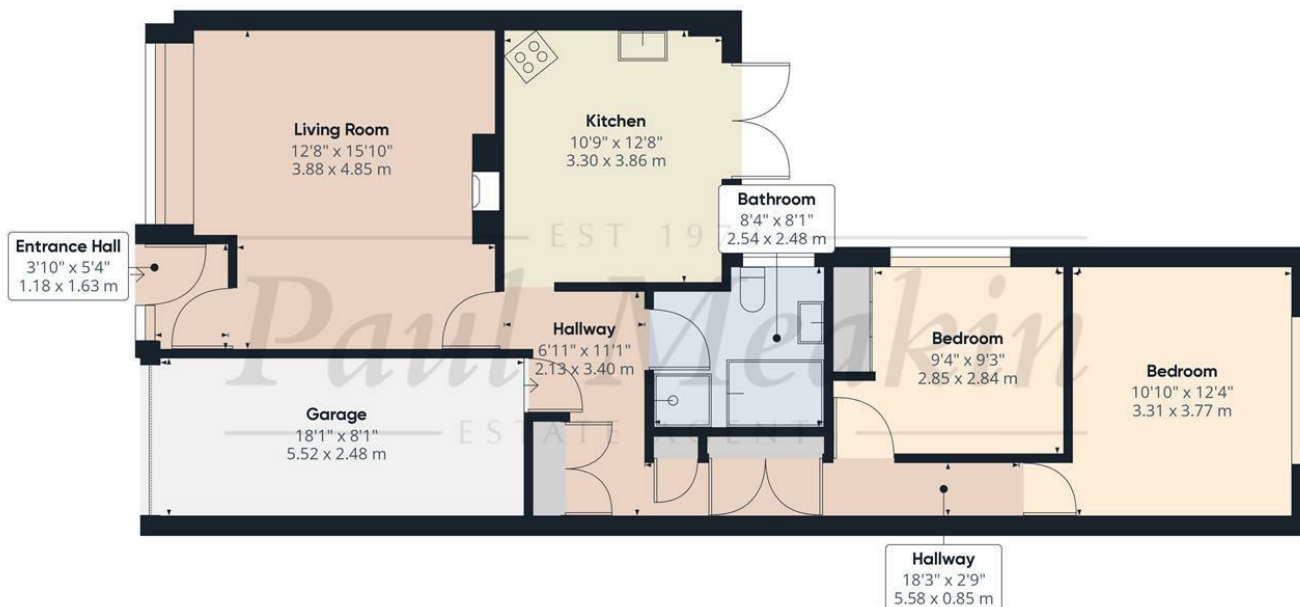


Approximate total area⁽¹⁾
982.75 ft²
91.3 m²

(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.

GIRAFFE 360



Offers In Excess Of £550,000 Greystone Close, South Croydon, CR2 8PP



We are delighted to offer to the market this tastefully presented, semi detached bungalow. Nestled at the end of a quiet cul-de-sac and positioned on a level plot for easy access. This property offers spacious accommodation including a large fitted kitchen with integrated appliances and space for a dining table & chairs, with direct access onto a private patio, well stocked and maintained rear garden with side entrance. Further features include a bright and generously proportioned living area, two double bedrooms with fitted wardrobes, and a four piece bathroom with separate shower unit. A useful 18ft integral garage with electric door is included along with a block paved driveway for off street parking. Greystone Close has the perfect balance of being near to Selsdon's shops, amenities and public transport links, and nearby to Selsdon Woods and Kingswood for those who enjoy nature and forest trails. Contact us to book your earliest viewing. Freehold/ Croydon council tax band E/ EPC D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

Entrance Hall

Living Room
12'8 x 15'10 (3.86m x 4.83m)

Kitchen/diner
10'9 x 12'8 (3.28m x 3.86m)

Hallway

Bathroom

Bedroom
10'10 x 12'4 (3.30m x 3.76m)

Bedroom
9'4 x 9'3 (2.84m x 2.82m)

Garden

Integral garage
18'1 x 8'1 (5.51m x 2.46m)

Off street parking

