



£425,000 Parkway, Croydon, CR0 0LA



Entrance Hall	Conservatory 9'8 x 7'6 (2.95m x 2.29m)	Bedroom Three 8'7 x 8'2 (2.62m x 2.49m)
Kitchen 5'11 x 12'0 (1.80m x 3.66m)	Landing	Bathroom
Living Room 11'7 x 12'0 (3.53m x 3.66m)	Bedroom One 11'9 x 10'0 (3.58m x 3.05m)	Garden
Dining Room 11'6 x 11'5 (3.51m x 3.48m)	Bedroom Two 7'4 x 11'4 (2.24m x 3.45m)	Workshop
		Off Street Parking

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 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



Guide price £425,000 - £450,000.
 Offered to the market with no onward chain is this three bedroom semi detached family home, which internally offers a fitted kitchen and bathroom, through lounge leading onto conservatory, three good sized bedrooms and a level landscaped rear garden with large workshop.
 Other benefits also include a off street parking, double glazed windows and gas central heating via radiators.
 This property is conveniently located for Central Parade and its variety of shops and amenities, the tramlink, bus services to surround areas including the Interchange and schools. Call now to avoid disappointment.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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