



Approximate total area⁽¹⁾
916 ft²
85.2 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Offers In Excess Of £400,000 Charlwood, Croydon, CR0 9AT

Offered to the market as CHAIN FREE is this delightful end terrace house. This property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting living room is generously sized and offers direct access to the garden, creating a seamless flow between indoor and outdoor living, perfect for entertaining or enjoying quiet moments in the fresh air.

The house has been thoughtfully updated, featuring a refitted kitchen and bathroom that combine modern convenience with style. Additionally, a downstairs cloakroom with utility space enhances the practicality of the home.

For those with vehicles, the property includes a garage en bloc at the rear, providing secure parking and additional storage options along with access directly into the garden. The house is equipped with double glazing and gas central heating via radiators, ensuring comfort throughout the seasons.

This property is not only a lovely home but also benefits from its location in a peaceful area, while still being conveniently close to local amenities, transport links and good primary schools. With its blend of modern features and traditional charm, this end terrace house is a wonderful opportunity for anyone looking to settle in a desirable part of Croydon. Call now to avoid disappointment. Freehold/ Service charge £605.36 per annum.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (92 plus) A	88
(81-91) B	
(69-80) C	70
(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

TAX BAND: D

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



Entrance Hall

W.C/ Utility

Kitchen

7'10 x 9'6 (2.39m x 2.90m)

Living Room

19'11 x 15'8 (6.07m x 4.78m)

Landing

Bedroom One

12'7 x 11'3 (3.84m x 3.43m)

Bedroom Two

13'1 x 8'6 (3.99m x 2.59m)

Bedroom Three

9'4 x 5'11 (2.84m x 1.80m)

Bathroom

Garden

Garage

