



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 768.86 ft²
 71.43 m²



Ground Floor Building 2

(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

EST 1973
Paul Meakin Offers In Excess Of £375,000 Overbury Crescent, Croydon, CR0 0LL
 ESTATE AGENTS

Offered to the market with no onward chain is this two double bedroom end of terrace family home which is situated within close proximity to New Addington tramlink, local shops, amenities and schools as well as frequent bus services the surrounding areas. Internally the property benefits from a fitted kitchen and bathroom, living room measuring 9'10 x 13'9, useful downstairs cloakroom, detached garage, large rear garden and off street parking for several cars. Call now to avoid disappointment. Freehold. Croydon Council tax band C £1747.26.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Kitchen

10'11 x 10'9 (3.33m x 3.28m)

Lobby

Downstairs W.C

Living Room

9'10 x 13'9 (3.00m x 4.19m)

Landing

Bedroom

10'0 x 13'11 (3.05m x 4.24m)

Bedroom

14'1 x 8'9 (4.29m x 2.67m)

Bathroom

Garden

Garage

15'6 x 8'3 (4.72m x 2.51m)

Off Street Parking

VIEWING NOTES:

