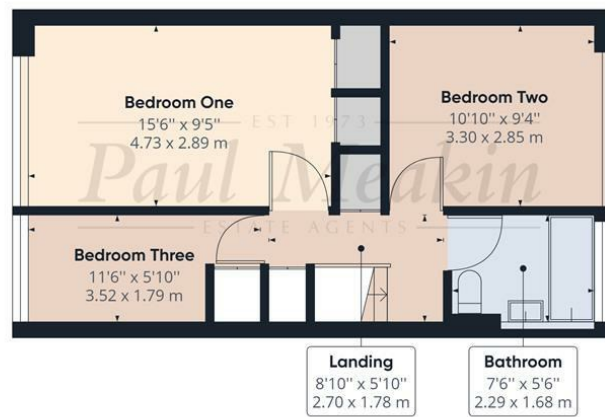




Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 869.90 ft<sup>2</sup>  
 80.82 m<sup>2</sup>

Reduced headroom  
 14.51 ft<sup>2</sup>  
 1.35 m<sup>2</sup>

(1) Excluding balconies and terraces

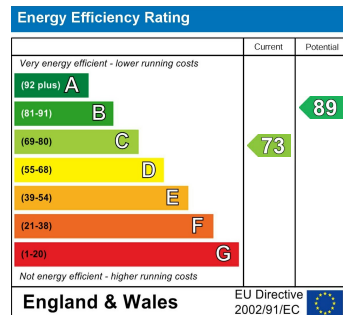
☐ Reduced headroom (below 1.5m/4.92ft)

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

**£400,000** Oswald, Croydon, CR0 9HG

Do not miss this opportunity to acquire this well presented three bedroom mid terraced family home which benefits from an open plan kitchen/diner, lounge measuring 17'9 x 15'7 , refitted bathroom, double glazed windows throughout, gas central heating via radiators, landscaped rear garden and garage en bloc. This property is conveniently located for Courtwood Primary School, frequent bus services to surrounding areas, Forestdale's local amenities and both Bears wood and Selsdon wood national trust. Call now to appreciate size, standard and location. Freehold/ Croydon council tax band D / EPC 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



Entrance Hall

Lounge

17'9 x 15'7 (5.41m x 4.75m)

Kitchen/diner

10'6 x 15'6 (3.20m x 4.72m)

Landing

Bedroom One

15'6 x 9'5 (4.72m x 2.87m)

Bedroom Two

10'10 x 9'4 (3.30m x 2.84m)

Bedroom Three

11'6 x 5'10 (3.51m x 1.78m)

Bathroom

Garden

Garage en bloc

