



Approximate total area⁽¹⁾
 783.29 ft²
 72.77 m²

Reduced headroom
 10.55 ft²
 0.98 m²

(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



£350,000 Overbury Crescent, Croydon, CR0 0LN



Welcomed to the market with no onward chain is this three bedroom semi detached family home which benefits from a fitted kitchen and bathroom, through lounge measuring 22'0 x 11'6, useful lean to/ utility space, double glazed windows, gas central via radiators, large level private rear garden which would lend itself to extensions (STPP), garage and off street parking.

Being ideally situated for Central Parade with its shops and amenities, along with the Tramlink, bus services to surrounding areas and a good variety of schools this isn't one to be missed. Call now to arrange your earliest appointment. Freehold/ Croydon council tax band C / EPC D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		65	
(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: C

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

8'0 x 5'10 (2.44m x 1.78m)

Lean to/Utility

5'0 x 7'3 (1.52m x 2.21m)

Lounge

22'0 x 11'6 (6.71m x 3.51m)

Landing

Bedroom

13'0 x 10'9 (3.96m x 3.28m)

Bedroom

9'0 x 11'7 (2.74m x 3.53m)

Bedroom

10'0 x 7'0 (3.05m x 2.13m)

Shower Room

Garden

Garage

Off Street Parking

