



Approximate total area⁽¹⁾
 689 ft²
 63.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	80
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



£350,000 Middlefields, Croydon, CR0 9LJ



Chain Free – Ideal First Home or Investment Opportunity

This spacious two-bedroom end-of-terrace house offers the perfect blend of comfort and convenience in a prime Forestdale location. Whether you're a first-time buyer, family or seeking a smart investment, this property ticks all the boxes.

Inside, you'll find a bright and airy living space, a modern 4-piece bathroom suite, and well-proportioned rooms throughout. Outside, enjoy a private rear garden—ideal for relaxing or entertaining.

Additional benefits include a garage en bloc, freehold tenure, and a low service charge of approximately £430 per year, permit parking covering the hours of 7am-7pm.

Situated close to local shops, schools, and excellent transport links, this home is perfectly placed for easy access to all amenities.

Don't miss out on this fantastic opportunity—book your viewing today!

