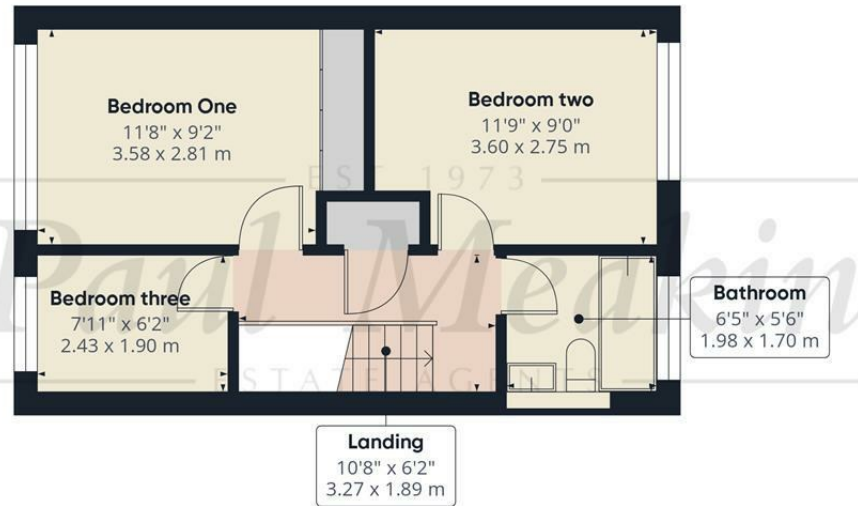




Approximate total area⁽¹⁾
 762 ft²
 70.7 m²



Ground Floor



Floor 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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EST 1973
Paul Meakin £385,000 Middlefields, Croydon, CR0 9LF
 ESTATE AGENTS



Paul Meakin is pleased to present this CHAIN FREE beautiful three-bedroom family home, nestled in the heart of Middlefields. Conveniently situated within easy reach of local shops, including Aldi, Sainsburys and many more amenities, good transport links, such as bus routes and tram links into Central Croydon and surrounding areas and a variety of primary and secondary schools.

Internally, the property offers an open plan double reception room, modern re-fitted kitchen, three bedrooms and spacious re-fitted bathroom. Externally, the property boasts a maintainable garden, garage-en-bloc and well looked after communal gardens. Service charge of £427 PA.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
EU Directive 2002/91/EC	
England & Wales	

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 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

