



Approximate total area<sup>(1)</sup>  
 1140.68 ft<sup>2</sup>  
 105.97 m<sup>2</sup>

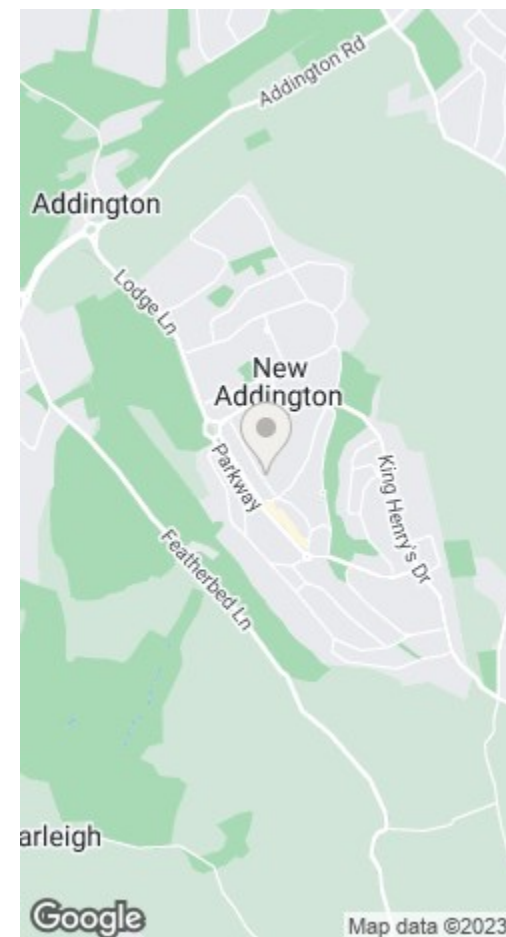
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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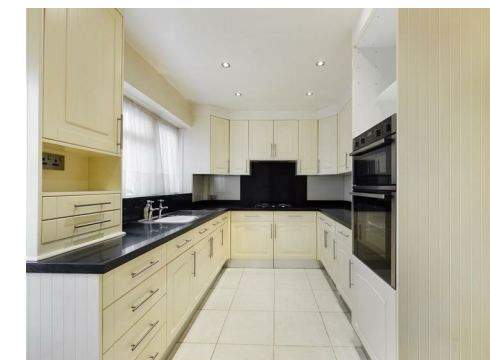
**£475,000** Bothwell Road, Croydon, CR0 0NR

Welcomed to the market with NO ONWARD CHAIN is this extended three bedroom semi detached family home which is situated on the popular Boots development and is conveniently located for Central Parade with its variety of shops and amenities, the tramlink and frequent bus services. Internally the property benefits from a refitted kitchen, two separate reception rooms, fitted bathroom, double glazed windows throughout, gas central heating via radiators, landscaped rear garden with decked seating area and off street parking for multiple cars. Freehold / Croydon council tax band C / EPC Rating D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>64</b>	
<b>England &amp; Wales</b>	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 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



Porch

Entrance Hall

Living Room

26'1" x 17'3" (7.96 x 5.28)

Kitchen

8'1" x 17'7" (2.48 x 5.36)

Dining Room

13'3" x 11'11" (4.06 x 3.65)

Landing

Bedroom 1

12'10" x 8'5" (3.92 x 2.58 )

Bedroom 2

8'11" x 11'6" (2.73 x 3.52)

Bedroom 3

9'10" x 6'11" (3.02 x 2.13)

Bathroom

Garden

Off street Parking

