



Approximate total area<sup>(1)</sup>  
 881.88 ft<sup>2</sup>  
 81.93 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.

GIRAFFE 360



**£390,000** Bardolph Avenue, Croydon, CR0 9JR



We would like to welcome to the market this three bedroom end of terraced family home which is conveniently located for the 433 bus services, Courtwood and Forestdale Primary Schools, Forestdale's local amenities and The Bird Sanctuary with its woodland walks. Internally the property benefits from a useful downstairs cloakroom, fitted kitchen, living room leading to dining room, refitted bathroom, larger than average corner plot rear garden, double glazed windows throughout, gas warm air heating and garage en bloc. Freehold/ Croydon council tax band D/ EPC D rating.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 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

W/C

Living Room

16'11 x 15'8 (5.16m x 4.78m)

Dining Room

10'7 x 9'3 (3.23m x 2.82m)

Kitchen

10'5 x 6'0 (3.18m x 1.83m)

Landing

Bedroom

14'1 x 9'5 (4.29m x 2.87m)

Bedroom

10'8 x 9'5 (3.25m x 2.87m)

Bedroom

10'6 x 5'10 (3.20m x 1.78m)

Bathroom

Garden

Garage en bloc

