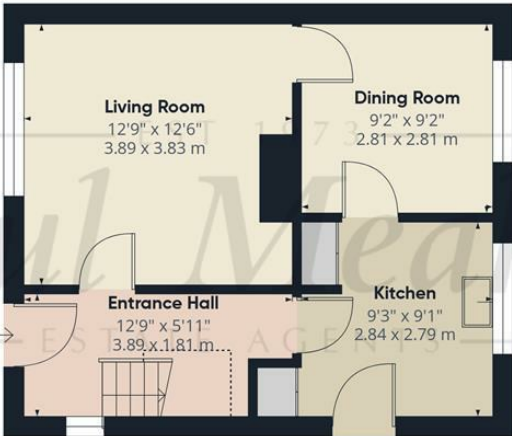




Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
790 ft<sup>2</sup>  
73.5 m<sup>2</sup>  
  
Reduced headroom  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360



EST 1973

Paul Meakin

ESTATE AGENTS

£360,000

Witley Crescent, Croydon, CR0 0RQ



A three-bedroom semi-detached family home offering spacious accommodation and excellent potential throughout. The property comprises two generous reception rooms, kitchen, and a shower room. All three bedrooms are well-proportioned, making it an ideal layout for family living. Externally, the home benefits from a large private garden, perfect for outdoor use.

Please note, the property requires full renovation, presenting a fantastic opportunity for buyers looking to refurbish and personalise a home to their own specifications.



Conveniently located with excellent transport links via tram and bus, and within close proximity to highly regarded local schools—this is a prime opportunity for families, investors, or those seeking a project in a well-connected area.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 76        |
| (55-68) D                                   | 62                      |           |
| (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



12'9" x 5'11" (3.89 x 1.81)

12'9" x 12'6" (3.89 x 3.83)

9'2" x 9'2" (2.81 x 2.81)

9'3" x 9'1" (2.84 x 2.79)

# Landing

12'10" x 10'0" (3.92 x 3.05)

9'4" x 11'0" (2.85 x 3.36)

7'10" x 8'8" (2.41 x 2.65)

5'6" x 7'7" (1.69 x 2.33)

# Garden

## VIEWING NOTES



- Three sizeable bedrooms
- Chain Free
- Ready to make your own
- Prime Location for local amenities and transport