

Entrance Hall

Downstairs Cloakroom

Living Room

17'9 x 15'7 (5.41m x 4.75m)

Kitchen/Diner

10'6 x 15'7 (3.20m x 4.75m)

Landing

Bedroom

15'4 x 9'6 (4.67m x 2.90m)

Bedroom

10'10 x 9'4 (3.30m x 2.84m)

Bedroom

9'1 x 5'11 (2.77m x 1.80m)

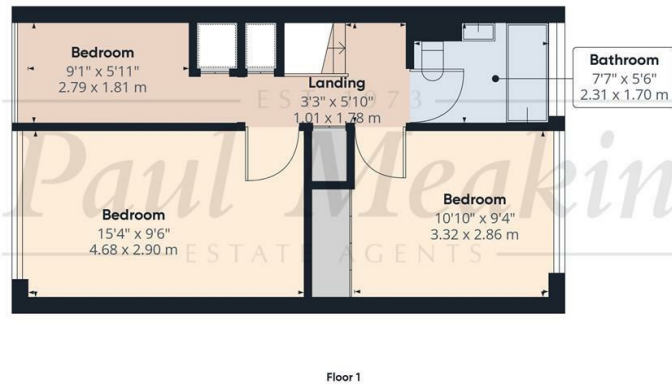
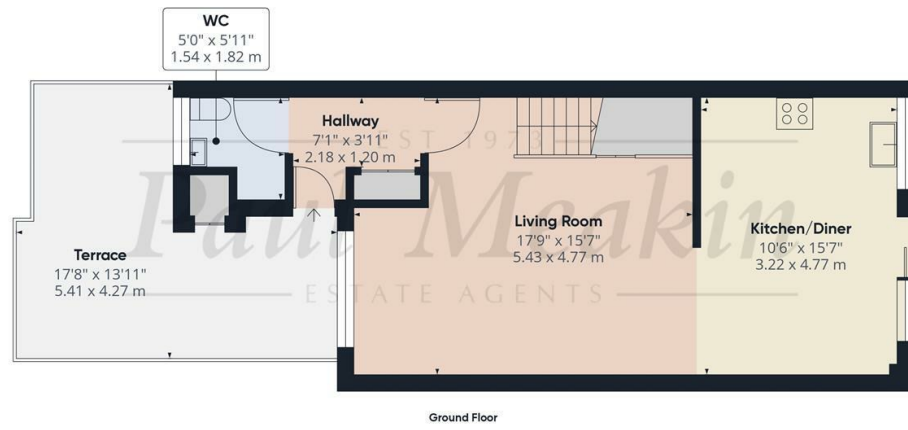
Bathroom

Garden

Garage

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 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



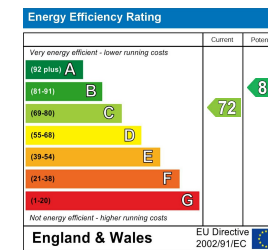
Approximate total area\*  
 919.03 ft<sup>2</sup>  
 85.38 m<sup>2</sup>

(\*) 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.  
 GIRAFFE360



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

Offers In Excess Of £400,000 Friarswood, Croydon, CR0 9JP



Do not miss this opportunity to acquire this simply stunning three bedroom mid terraced family home which is situated within a cul de sac location and is close for local primary schools, bus services, shops and amenities.



Internally the property has been completely remodernised and now benefits from an impressive open plan kitchen/diner, living room measuring 17'9 x 15'7, refitted downstairs cloakroom with utility space, refitted family bathroom, double glazed windows throughout, gas central heating via radiators, landscaped rear garden with rear access gate, fully paved front with bin storage and garage situated en bloc. This property needs to be viewed to fully appreciate how beautiful it is, so call now. Freehold/ Croydon council tax band D/ EPC C/ Ground rent £542 per annum.

