



Entrance Hall	Landing	Bathroom
Living Room 15'8 x 17'9 (4.78m x 5.41m)	Bedroom One 9'4 x 15'2 (2.84m x 4.62m)	Garden
Dining Room 9'6 x 10'7 (2.90m x 3.23m)	Bedroom Two 9'6 x 10'9 (2.90m x 3.28m)	Garage en bloc
Kitchen 5'11 x 10'7 (1.80m x 3.23m)	Bedroom Three 5'11 x 9'2 (1.80m x 2.79m)	

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



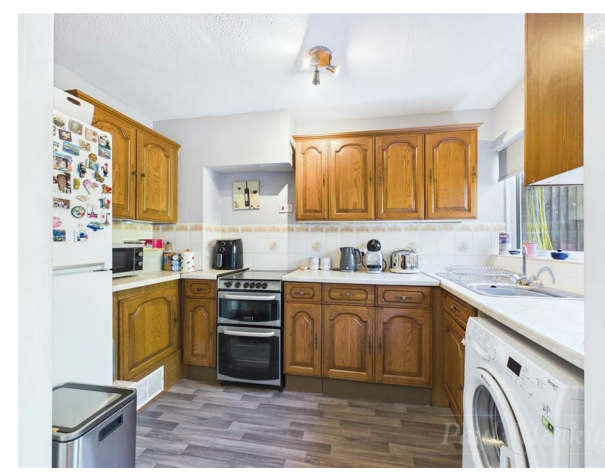
EST 1973
Paul Meakin
ESTATE AGENTS

Offers In Excess Of £390,000 **Osward, Croydon, CR0**



Nestled in the charming area of Osward on Courtwood Lane, Croydon, this delightful three-bedroom staggered terrace house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The property boasts an additional reception room, allowing for versatile use, whether as a dining area or playroom.

The fitted kitchen is well-equipped, making meal preparation a pleasure, while the modern bathroom ensures that your daily routines are both comfortable and efficient. The house benefits from gas central heating via radiators, ensuring warmth and comfort throughout the colder months and double glazing.



One of the standout features of this property is the secluded rear garden, providing a private outdoor space for gardening, relaxation, or family gatherings. Additionally, the garage en bloc offers secure parking and extra storage, a valuable asset in this bustling area.

With its well-proportioned rooms and thoughtful layout, this home is ideal for families or professionals seeking a peaceful retreat while remaining close to local amenities, schools and transport links. This property presents a wonderful opportunity to create lasting memories in a lovely quiet setting.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Current			Current		
Potential			Potential		
70			82		

