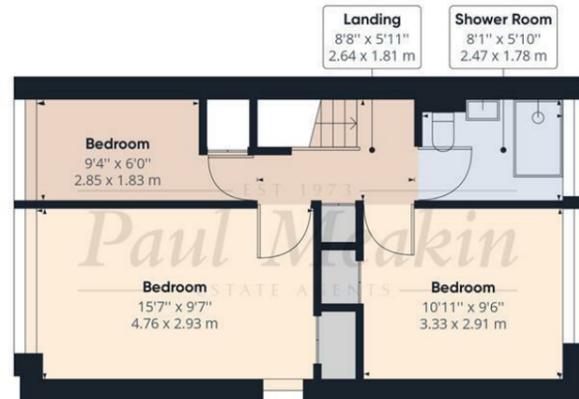


Ground Floor



Floor 1



Approximate total area⁽¹⁾

897.38 ft²
 83.37 m²

Reduced headroom

10.80 ft²
 1.00 m²

(1) Excluding balconies and terraces

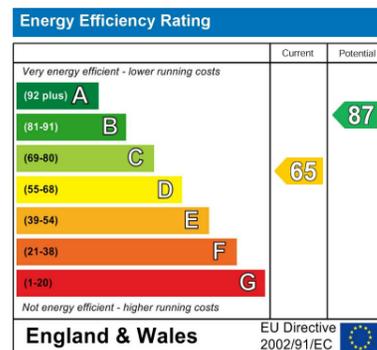
Reduced headroom
 (below 1.5m/4.92ft)

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



£385,000 Oswald, Croydon, CR0 9HJ

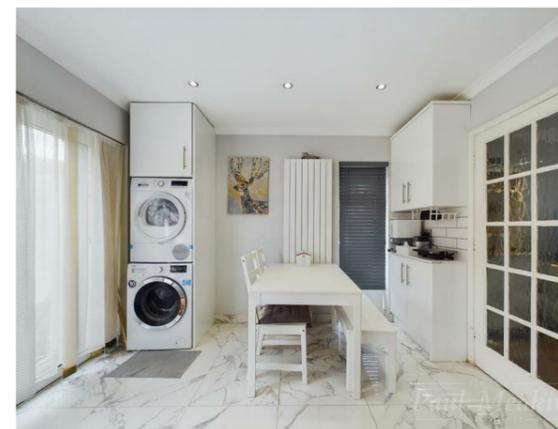


TAX BAND: D

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



Welcomed to market is this generously proportioned and thoughtfully designed three-bedroom end-of-terrace residence, perfectly suited for families and first-time homebuyers. This residence features a generously sized reception area which measures 17'8 x 15'9 and then into the refitted and re-modernized kitchen/diner with space and room for all kitchen appliances.



Upstairs has three good sized bedrooms and a refitted shower room, double glazed windows throughout and gas central heating via radiators. Externally the property has a landscaped rear garden with rear access leading to communal street parking. There is also extra space to the side of the property which would lend itself well to extension (STPP) and a garage en bloc, which offers potential for improvement through cosmetic renovations.

The property boasts ample storage solutions throughout, and benefits from its proximity to excellent local schools, surrounding woodland, 433, 353 bus services and Forestdale local shops and amenities. This exceptional property is currently Available Now."

Freehold/ Croydon
 council tax band D/ EPC D

Entrance Hall

W/C

Living Room

17'8 x 15'9 (5.38m x 4.80m)

Kitchen/diner

10'8 x 15'9 (3.25m x 4.80m)

Landing

Bedroom

15'7 x 9'7 (4.75m x 2.92m)

Bedroom

10'11 x 9'6 (3.33m x 2.90m)

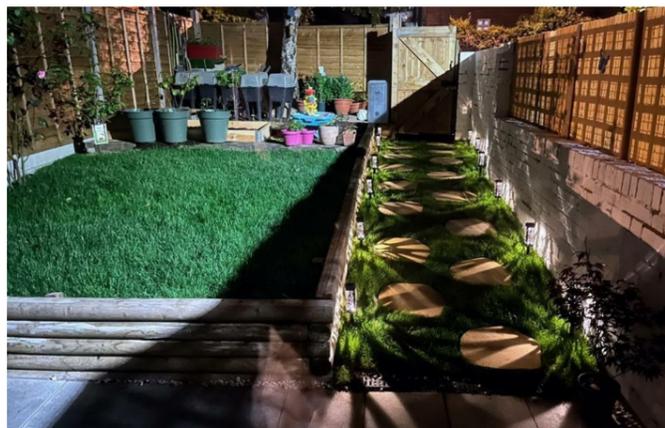
Bedroom

9'4 x 6'0 (2.84m x 1.83m)

Shower Room

Garden

Garage En Bloc



VIEWING NOTES

