



Approximate total area<sup>(1)</sup>  
 854 ft<sup>2</sup>  
 79.6 m<sup>2</sup>

Reduced headroom  
 14 ft<sup>2</sup>  
 1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

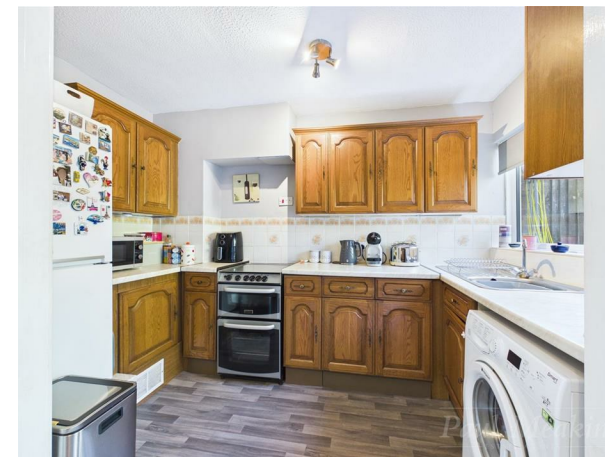
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**£400,000** Oswald, Croydon, CR0 9HA



Nestled in the charming area of Oswald 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.

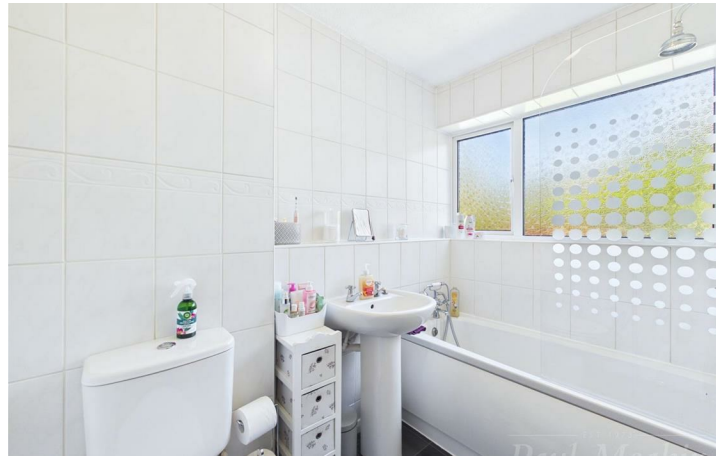
One of the standout features of this property is the secluded rear garden, providing a private outdoor space for gardening, relaxation, or family gatherings. Additionally, the garage en bloc offers secure parking and extra storage, a valuable asset in this bustling area.

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.

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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		82	(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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

