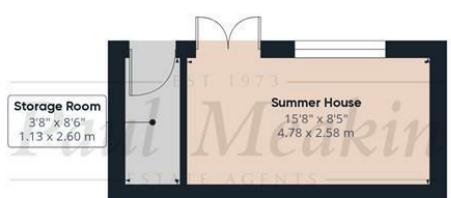


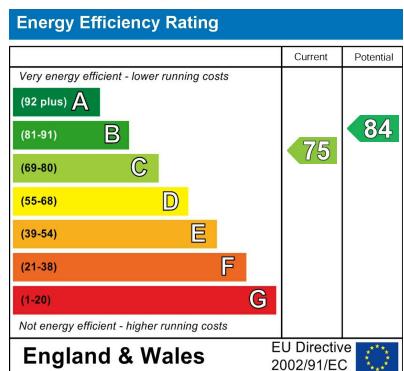
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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 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

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



Offers In Excess Of £450,000 Gascoigne Road, Croydon, CR0 0NE

Offered to the market on the popular Boots development is the extended and well presented three/four bedroom end of terraced family home, which now internally comprises of three separate reception rooms one of which can be used as a bedroom, useful downstairs cloakroom and fitted kitchen measuring 11'0 x 13'8. Upstairs you have three good sized bedrooms, the master benefits from an ensuite shower room, refitted family bathroom and small office space. Externally the property boasts a landscaped tiered garden with brick built summer house with separate storage and there is off street parking for two cars to the front. This property is conveniently located for Central Parade with its shops and amenities, the tramlink taking you to East Croydon with its direct connections to London, frequent bus services and a good selection of schools. View now to appreciate size and location. Freehold / Croydon Council tax band C / EPC C.



Entrance Hall

Downstairs Cloakroom

Reception Room/ Bedroom
10'0 x 5'10 (3.05m x 1.78m)

Living Room
13'7 x 9'2 (4.14m x 2.79m)

Hallway

Reception Room
10'0 x 13'10 (3.05m x 4.22m)

Kitchen
11'0 x 13'8 (3.35m x 4.17m)

Landing

Bedroom
14'9 x 9'2 (4.50m x 2.79m)

Ensuite

Bedroom
10'1 x 14'0 (3.07m x 4.27m)

Bedroom
8'2 x 7'11 (2.49m x 2.41m)

Bathroom

Office space

Garden

Summer House
15'8 x 8'5 (4.78m x 2.57m)

Storage Room

Off Street Parking

