

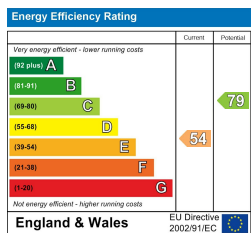
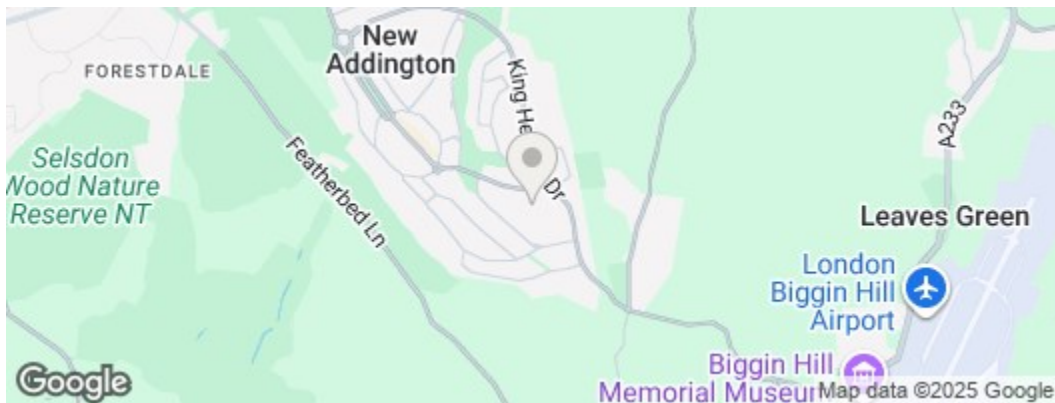
Approximate total area<sup>(1)</sup>  
863.81 ft<sup>2</sup>  
80.25 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3 standard.

GIRAFFE360



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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



£340,000 Uvedale Crescent, Croydon, CR0 0BQ



Located in the peaceful area of Uvedale Crescent, this delightful CHAIN FREE two bedroom semi-detached home offers a perfect blend of comfort and convenience. With two sizeable bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

The home offers ample natural light flowing through its spacious living areas. The layout is thoughtfully designed to maximise space. This semi-detached home requires some updating throughout, but is ideal for someone looking to put their own mark on a property and make it a home.

Internally, this property benefits from ample living and dining space, large kitchen, upstairs shower room and definitely does not lack storage space. This property also boasts a far-reaching sunny south-facing rear garden and off street parking for two cars.



Situated in Croydon, residents will enjoy easy access to a variety of local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate a balanced lifestyle. The area is well-connected by public transport, offering convenient links to central Croydon, London and surrounding areas, perfect for commuters.

Freehold / Concrete construction

Call 020 8651 1234 now to appreciate size and location!

## Living Area

12'8" x 10'4" (3.87 x 3.17)

## Dining Area

8'11" x 8'8" (2.73 x 2.65)

## Kitchen

9'7" x 9'11" (2.94 x 3.04)

## Entry

## Hallway

Lean to

## Storage

## Bedroom one

15'10" x 10'4" (4.83 x 3.15)

## Bedroom two

11'10" x 8'3" (3.61 x 2.52)

## Shower room

## Landing

## Rear Garden

## Off-street parking

Viewing Notes:

