

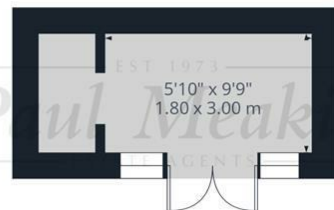
Approximate total area<sup>(1)</sup>  
798.46 ft<sup>2</sup>  
74.18 m<sup>2</sup>

(1) Excluding balconies and terraces

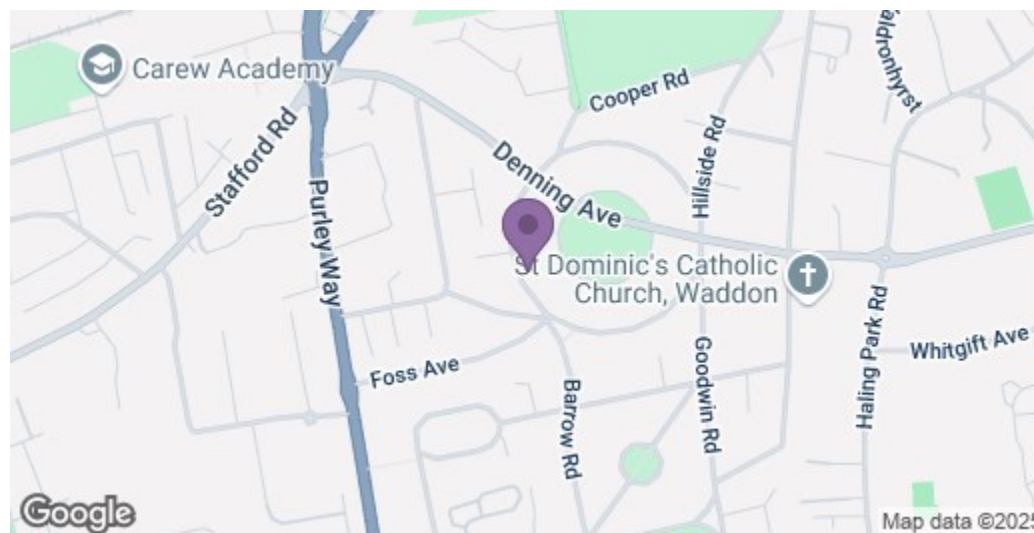
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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



EST 1973  
**Paul Meakin** £460,000 Crowley Crescent, Croydon, CR0 4ED  
ESTATE AGENTS

A superb three bedroom semi-detached family home situated in a prime location close to Waddon mainline station and the wide array of shops and retail outlets on the Purley Way and in Central Croydon. The spacious accommodation comprises three bedrooms, a bright through reception room , a modern fitted kitchen and a downstairs shower room. Further benefits include a low maintenance garden with side access, a summer house with power and electric, off road parking for two cars and no onward chain. Crowley Crescent is situated off Foss Avenue. The locality offers local shops , easy access to Purley Way with M&S, Aldi, Lidl, Ikea and Sainsburys. Waddon mainline station is approximately 1/3 mile away and South Croydon mainline station is approximately 1 mile away as is the bustling town centre.

TAX BAND:

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

- Chain Free
- Three bedrooms
- Semi detached
- Downstairs shower room
- Large living room
- Refitted kitchen
- Summer house
- Off street parking

**Entrance hall**

**Shower Room**

**Living room**  
19'5 x 10' (5.92m x 3.05m)

**Kitchen**  
9'11 x 8'6 (3.02m x 2.59m)

**Landing**

**Bedroom**  
12'10 x 8'2 (3.91m x 2.49m)

**Bedroom**  
11'3 x 8'11 (3.43m x 2.72m)

**Bedroom**  
10'6 x 7'2 (3.20m x 2.18m)

**Driveway**

**Summer house**  
9'9 x 5'10 (2.97m x 1.78m)

