



EST 1973
Paul Meakin
 ESTATE AGENTS

Offers In Excess Of £360,000 Overbury Crescent, Croydon, CR0 0LN



Ground Floor



Floor 1

Approximate total area⁽¹⁾
 732.59 ft²
 68.06 m²

Reduced headroom
 12.68 ft²
 1.18 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Welcomed to the market CHAIN FREE is this three bedroom mid terraced family home which benefits from a fitted kitchen/diner, large living room, 3 good sized bedrooms, fitted bathroom, double glazed windows, gas central heating via radiators, large level private rear garden which would lend itself to extensions (STPP), side access to garden and off street parking.

This property is ideally situated for Central Parade with its shops and amenities, along with the Tramlink and bus services to surrounding areas and a good variety of schools this isn't one to be missed. Call now to arrange your earliest appointment!

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(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

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

Entry

Living Room

12'3" x 15'8" (3.75 x 4.79)

Kitchen/Diner

10'4" x 15'8" (3.15 x 4.78)

Bedroom

12'1" x 11'8" (3.70 x 3.57)

Bedroom

9'3" x 7'7" (2.83 x 2.33)

Bedroom

10'3" x 11'7" (3.13 x 3.54)

Bathroom

Landing

Rear Garden

Off-street Parking

