



Approximate total area⁽¹⁾
 693.56 ft²
 64.43 m²

(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.

GIRAFFE360



£350,000 Middlefields, Croydon, CR0 9LF



Offered to the market with NO ONWARD CHAIN is this well presented two bedroom mid terraced house. Internally the property offers a separate kitchen to living space, which boasts a light and airy feel. Upstairs the property is presented with two double bedrooms and a refitted modern shower room. The property is double glazed throughout and has gas central heating via radiators, landscaped rear garden and garage en bloc. Externally this property over looks green space and is conveniently located for bus services, local amenities and schools. Call now to appreciate size, standard and location. Freehold/ Croydon Council tax band D/ EPC C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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: D

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

VIEWING NOTES

Entry

2'6" x 2'11" (0.78 x 0.91m)

Hallway

8'9" x 5'6" (2.68 x 1.69m)

Kitchen

11'6" x 6'7" (3.52 x 2.02m)

Living Room

17'8" x 12'4" (5.40 x 3.77m)

Landing

9'5" x 5'6" m (2.89 x 1.69 m)

Bedroom

9'8" x 12'0" (2.95m x 3.66m)

Bedroom

9'10" x 12'3" (3.00m x 3.73m)

Shower Room

6'6" x 5'4" (1.99 x 1.65m)

Garden

Garage en bloc

