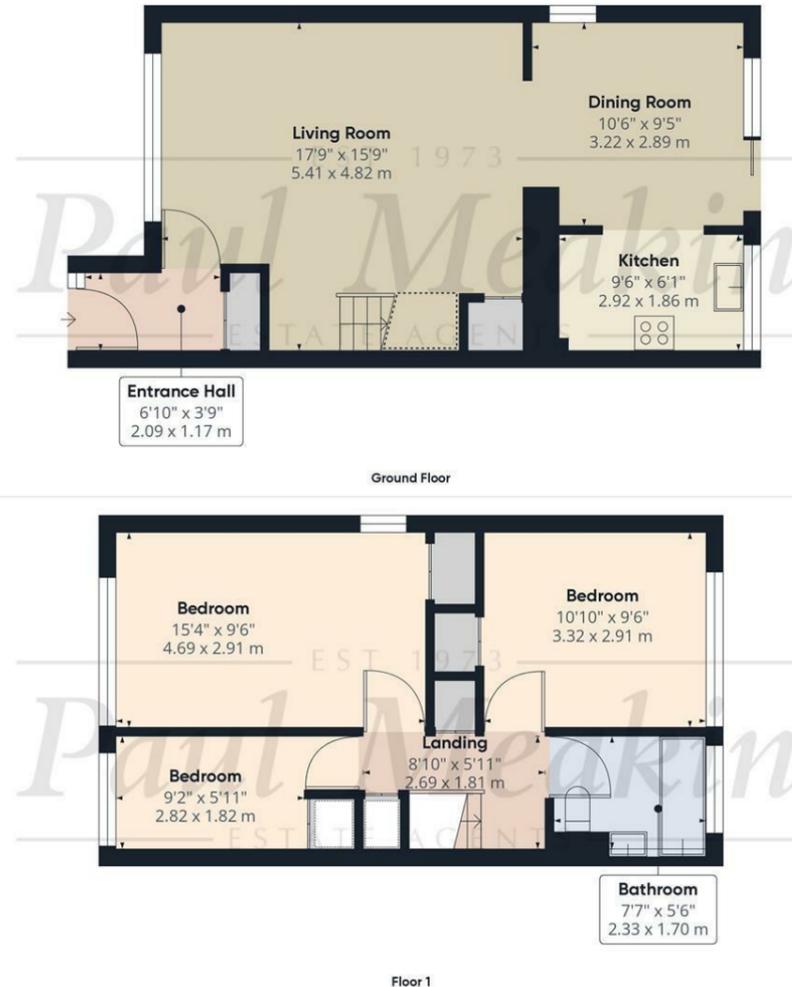




EST 1973
Paul Meakin
 ESTATE AGENTS
£369,999 Oward, Croydon, CR0 9HJ



Approximate total area
 876.51 ft²
 81.43 m²

Reduced headroom
 16.9 ft²
 1.57 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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



Welcomed to the market with no onward chain is this three bedroom end of terrace family home which is tucked away within a cul de sac location and benefits from having the garage en bloc with a parking space in front, directly next to the house. Other benefits also include a living room leading onto dining room, fitted kitchen and bathroom, double glazed windows throughout and private rear garden with side access gate. This property is conveniently located for Bears Wood & The Bird Sanctuary, Courtwood Primary school, frequent bus services and Forestdales shops and amenities. Call now to appreciate size and location. Freehold/ Croydon council tax band D/ EPC E.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	77
(69-80) C	
(55-68) D	54
(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

Entrance Hall

Lounge

17'9 x 15'9 (5.41m x 4.80m)

Dining Room

10'6 x 9'5 (3.20m x 2.87m)

Kitchen

9'6 x 6'1 (2.90m x 1.85m)

Landing

Bedroom

15'4 x 9'6 (4.67m x 2.90m)

Bedroom

10'10 x 9'6 (3.30m x 2.90m)

Bedroom

9'2 x 5'11 (2.79m x 1.80m)

Bathroom

Garden

Garage

Parking space in front of the

garage

