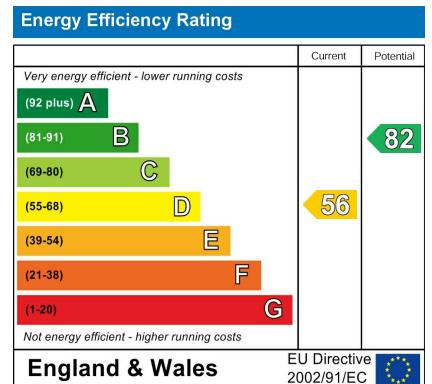




Ground Floor



Floor 2



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 and 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



Approximate total area⁽¹⁾
956.87 ft²
88.90 m²

Reduced headroom
19.55 ft²
1.82 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.

GIRAFFE 360



Offers In Excess Of £425,000 Ambleside Gardens, South Croydon CR2 8SE



Welcome to the market is this CHAIN FREE three bedroom semi detached family home which benefits from two separate reception rooms, fitted kitchen, utility area, downstairs cloakroom, fitted shower room, gas central heating via radiators, double glazed windows, landscaped rear garden, single garage and off street parking. This property is situated on a popular residential road and is conveniently located for the 64 bus service, Selsdon Primary School, local amenities and shops. Call now to appreciate size and location. Freehold/ Croydon council tax band D / EPC D.

Entrance Hall

WC

Living room

14'6" x 12'2" (4.42 x 3.73)



Dining Room

9'7" x 9'4" (2.93 x 2.85)



Kitchen

9'5" x 8'9" (2.89 x 2.69)

Utility Room

17'2" x 4'7" (5.24 x 1.42)

Landing

Bedroom

14'6" x 11'6" (4.44 x 3.52)



Bedroom

9'6" x 11'6" (2.92 x 3.52)

Bedroom

11'2" x 6'10" (3.41 x 2.10)

Shower Room

Garden

Garage

Off street parking

