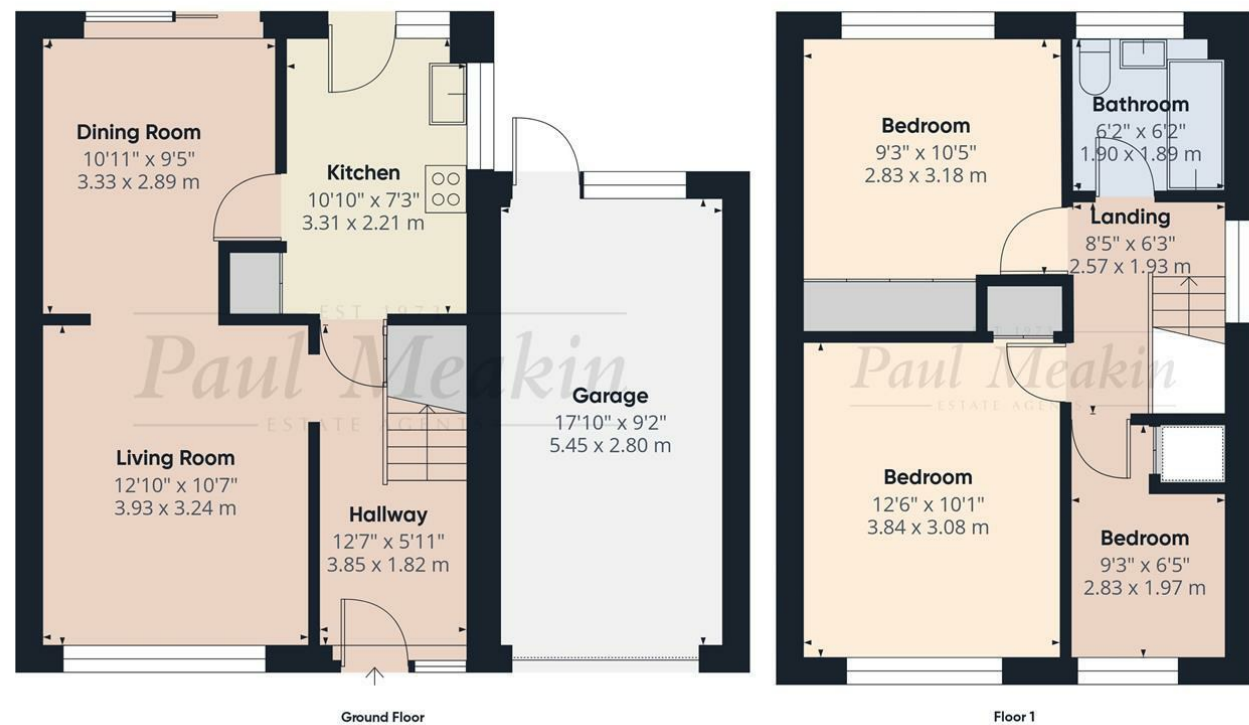




Approximate total area⁽¹⁾
952 ft²
88.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Entrance Hall	Landing	Bathroom
Kitchen 10'10 x 7'3 (3.30m x 2.21m)	Bedroom One 12'6 x 10'1 (3.81m x 3.07m)	Garden
Living Room 12'10 x 10'7 (3.91m x 3.23m)	Bedroom Two 9'3 x 10'5 (2.82m x 3.18m)	Garage 17'10 x 9'2 (5.44m x 2.79m)
Dining Room 10'11 x 9'5 (3.33m x 2.87m)	Bedroom Three 9'3 x 6'5 (2.82m x 1.96m)	Off street parking

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



£450,000 Owl Close, South Croydon, CR2 8ST



Nestled in the tranquil cul de sac Owl Close, South Croydon, this charming three-bedroom semi-detached house offers a delightful blend of comfort and convenience. As you enter, you are welcomed by a spacious living room that seamlessly flows into a dining area, creating an inviting space perfect for both relaxation and entertaining. Along with the fitted kitchen offering ample kitchen cupboard space.

The property boasts three well-proportioned bedrooms, providing space for all the family and the fitted bathroom is both spacious and airy.

One of the standout features of this home is the private rear garden, a serene retreat where you can unwind and enjoy the beauty of nature. The far-reaching views across the nearby bird sanctuary add to the appeal, offering a picturesque outlook that enhances the overall charm of the property.

Additionally, the house includes a single garage and off-street parking, providing practical solutions for your vehicle storage needs.

This property is an excellent opportunity for those seeking a family home in a peaceful setting, while still being within easy reach of local amenities, transport links and a good variety of schools. Don't miss the chance to make this lovely house your new home.



• Three bedroom

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

