



Approximate total area⁽¹⁾
 1070.23 ft²
 99.43 m²

(1) Excluding balconies and terrace

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only!

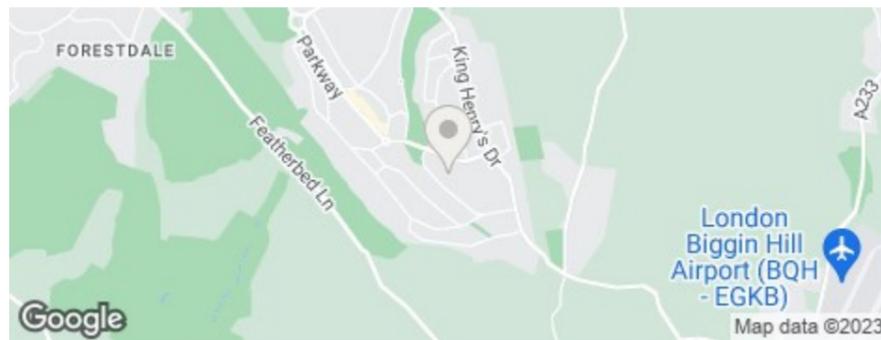
GIRAFFE360



£425,000 Uvedale Crescent, Croydon, CR0 0BP

Welcomed to the market this three bedroom semi detached family home, which internally benefits from a large living room leading onto a light spacious conservatory, fitted kitchen and recently renovated downstairs bedroom with ensuite shower room. Upstairs offers two double bedrooms and a modernized and refitted bathroom, gas central heating via radiators, double glazed windows throughout, private rear garden and off street parking for two cars. This property is conveniently located for bus services, Central Parade with its selection of shops and amenities, green space and local schools. Call now to avoid disappointment. Freehold/ Croydon Council Tax Band C / EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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



Entrance Hall
14'0" x 6'3" (4.28 x 1.92)

Lounge
20'9" x 10'4" (6.35 x 3.16)

Kitchen

Conservatory
10'9" x 10'1" (3.29 x 3.09)

Bedroom
13'7" x 8'2" (4.15 x 2.51)

Shower Room

Landing

Bedroom
9'10" x 15'3" (3.00 x 4.67)

Bedroom
10'7" x 10'5" (3.24 x 3.18)

Bathroom

Garden

Off Street Parking

