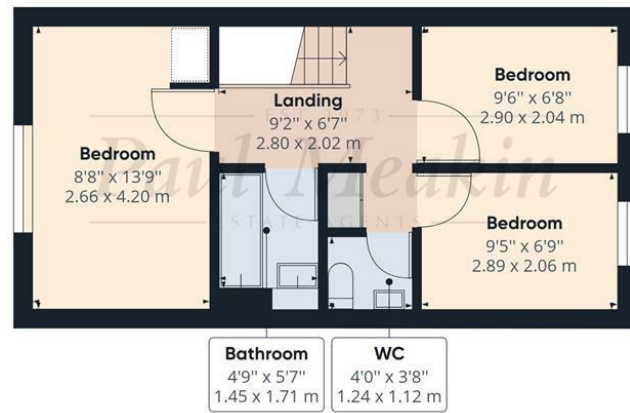




EST 1973
Paul Meakin Asking Price of £335,000 Flora Gardens, Croydon, CR0 0JT
 ESTATE AGENTS



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 721.48 ft²
 67.03 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

TAX BAND: C

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



Welcomed to the market is this reconfigured family home which now offers three bedroom, refitted kitchen and bathroom, living room measuring 16'9 x 13'8, double glazed windows throughout, gas central heating via radiators, landscaped rear garden and off street parking. Situated within a cul de sac location this property is conveniently located for bus services, Fairchildes school, Central parade with its shops and amenities and the tramlink. Call now to avoid disappointment. Freehold/ Croydon council tax band C / EPC D rating.

Entrance Hall

Kitchen

10'11 x 7'5 (3.33m x 2.26m)

Living Room

16'9 x 13'8 (5.11m x 4.17m)

Landing

Bedroom

8'8 x 13'9 (2.64m x 4.19m)

Bedroom

9'5 x 6'9 (2.87m x 2.06m)

Bedroom

9'6 x 6'8 (2.90m x 2.03m)

Bathroom

Separate W.C

Garden

Off Street Parking



VIEWING NOTES:

