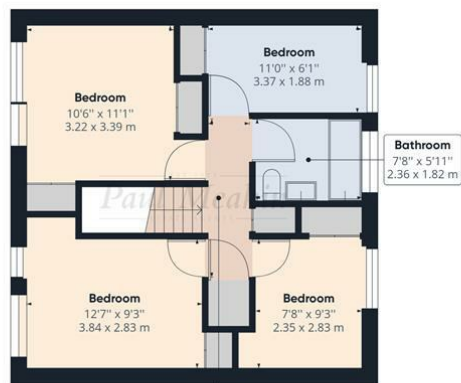


Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1120.23 ft²
 104.07 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.

GIRAFFE 360

EST 1973
Paul Meakin Asking Price of £440,000 Crofters Mead, Croydon, CR0 9HT
 ESTATE AGENTS



We would like to welcome to the market this well presented four bedroom mid terraced family home which is situated on one of the most popular developments on Forestdale and is walking distance to the 433 bus service and is close to Forestdale's local amenities and a variety of Primary Schools. Internally the property benefits from a open plan kitchen/diner, living room measuring 23'0" x 10'10" , useful downstairs cloakroom, fitted family bathroom, four good sized bedrooms, private secluded rear garden with access directly into the garage, newly installed gas central heating via radiators. This property warrants your earliest viewing. Freehold/ Croydon council tax band E/ EPC D / Ground rent charges TBC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC

TAX BAND: E

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

Hallway

Kitchen

22'11" x 9'1" (7.00 x 2.79)

Living Room

23'0" x 10'10" (7.02 x 3.31)

Downstairs WC

Landing

Bedroom

10'6" x 11'1" (3.22 x 3.39)

Bedroom

12'7" x 9'3" (3.84 x 2.83)

Bedroom

11'0" x 6'2" (3.37 x 1.88)

Bedroom

7'8" x 9'3" (2.35 x 2.83)

Bathroom

Garden

Garage

