



EST 1973
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 ESTATE AGENTS

£550,000 Crossways, South Croydon, CR2 8JP

- Porch
- Entrance Hall
- Reception Room
12'11 x 10'1 (3.94m x 3.07m)
- Kitchen/Diner
10'8 x 16'5 (3.25m x 5.00m)
- Living Room
20'7 x 11'4 (6.27m x 3.45m)
- Landing
- Bedroom
10'11 x 10'3 (3.33m x 3.12m)
- Bedroom
9'3 x 9'7 (2.82m x 2.92m)
- Bedroom
6'9 x 6'8 (2.06m x 2.03m)
- Bathroom
- Loft Space
12'11 x 11'2 (3.94m x 3.40m)
- Garden
- Garage
15'6 x 10'6 (4.72m x 3.20m)
- Off Street Parking

Ground Floor

Floor 1

Floor 2

Approximate total area⁽¹⁾
 1312.59 ft²
 121.94 m²

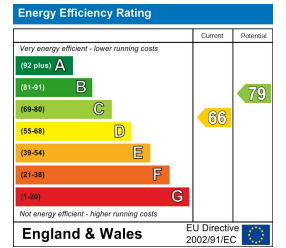
Reduced headroom
 48.24 ft²
 4.48 m²

(1) Excluding balconies and terraces

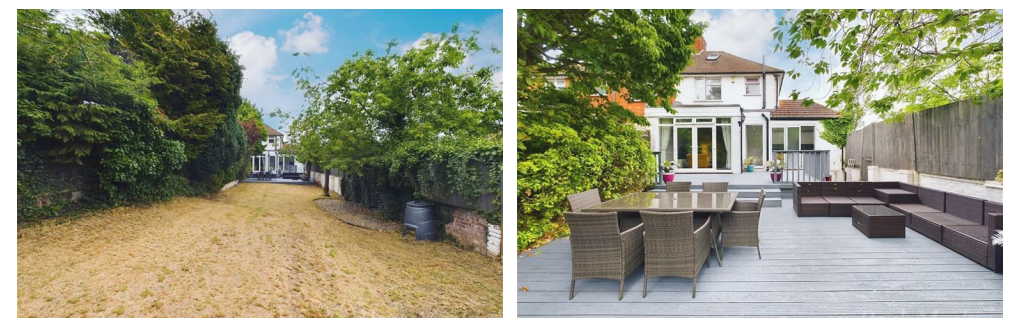
☐ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



We would like to welcome to the market this extended and well presented three bedroom semi detached family home which benefits from a open plan kitchen/diner with Bi-folding doors, two separate reception rooms the largest measuring 20'7 x 11'4 , refitted family bathroom, three good sized bedrooms, large landscaped rear garden with decking, single garage and off street parking for two cars. This property is conveniently located for Gravel Hill Tramstop, frequent bus services to surrounding areas, good access to Royal Russel and Commbe Wood schools. The property is close to local shops, amenities and surrounding woodland, including Addington palace golf course and Addington park. Call now to view. Freehold/ Croydon council tax band E / EPC D.



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 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

