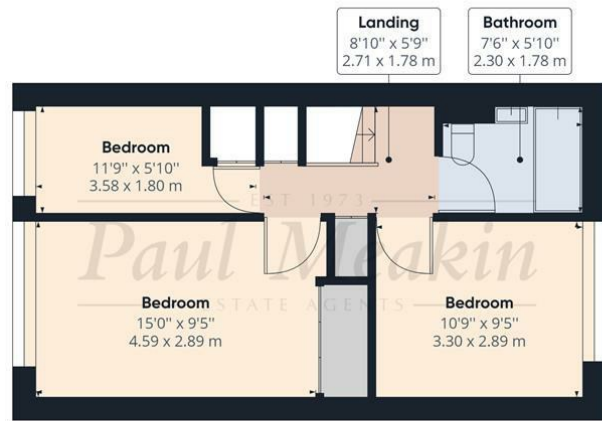


Ground Floor



Floor 1



Approximate total area⁽¹⁾

912.36 ft²
 84.76 m²

Reduced headroom

16.99 ft²
 1.58 m²

(1) Excluding balconies and terraces

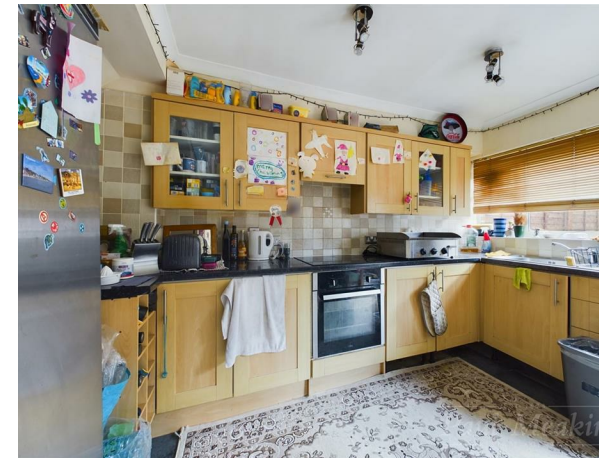
Reduced headroom
 (below 1.5m/4.92ft)

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

GIRAFFE 360



£375,000 Friarswood, Croydon, CR0 9JP



This three-bedroom mid terraced family home is welcomed to the market CHAIN FREE. Internally the property benefits from downstairs WC, spacious lounge and open place kitchen/diner which is the perfect entertaining space. On the first floor you have three sizeable bedrooms and fitted bathroom with access to loft storage, garage on bloc also provides more storage space. This property is ideally situated in prime position being in a cul-de-sac location and is conveniently surrounded for both the 64 and 433 bus service, Forestdale Primary School and surrounding woodland areas. Early viewing recommended! Freehold/ Croydon Council tax band D/ EPC C/ Service charge TBC.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

