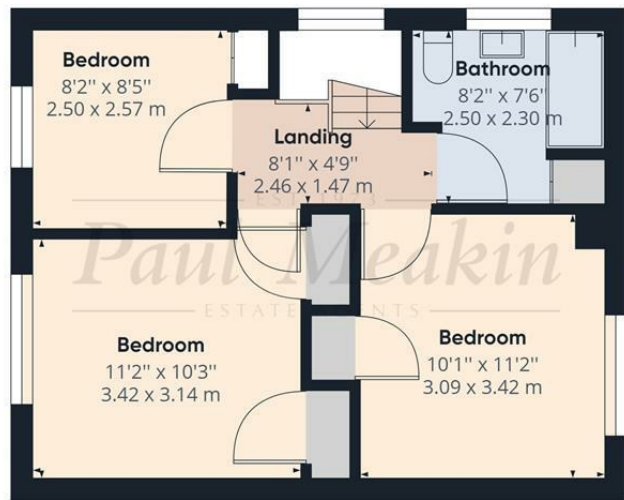


Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 860.48 ft<sup>2</sup>  
 79.94 m<sup>2</sup>

(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



EST 1973  
**Paul Meakin** Asking Price of £425,000 Rowdown Crescent, Croydon, CR0 0HQ  
 ESTATE AGENTS



ONE NOT TO BE MISSED! Paul Meakin is pleased to offer to the market this immaculately presented three-bedroom Semi-detached concrete home. On the ground floor the property offers large lounge/dining space which is the perfect entertaining space and a modern fitted kitchen making this home ready to move in to. On the first floor, the property offers a bathroom suite and three sizeable bedrooms offering the perfect space for a family home. Externally the property offers, off street parking, well maintained, large garden which includes an outhouse storage space. Rowdown is very well located for good schools, bus services and local amenities along with access to the tram stop which offers services to East Croydon. Call now to appreciate this lovely home for its size, standard and location. Freehold/ Croydon Council tax band C/ EPC D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 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

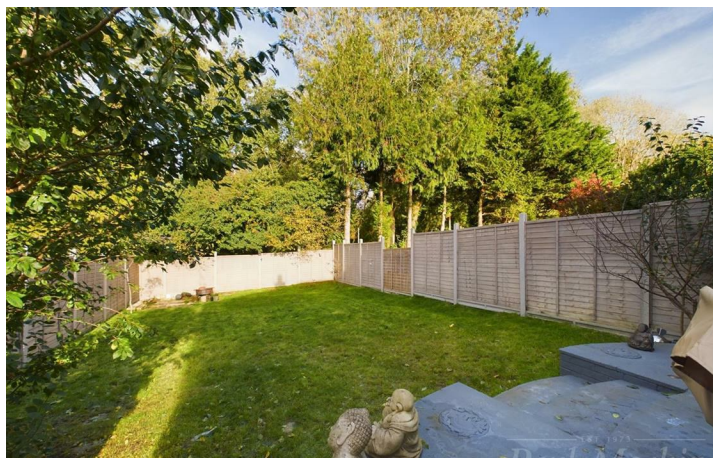
Hallway

12'4" x 5'10" (3.76 x 1.80)



Living Room

23'8" x 12'6" (7.22 x 3.82)

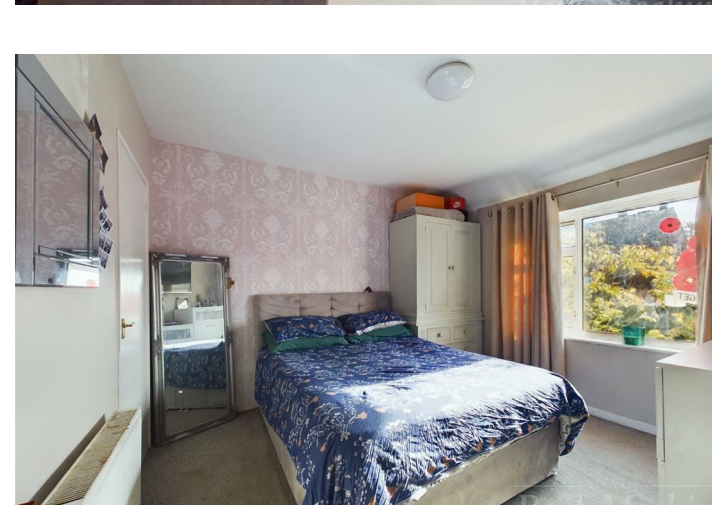


Kitchen

10'2" x 9'7" (3.10 x 2.93)

Landing

8'0" x 4'9" (2.46 x 1.47)



Bathroom

8'2" x 7'6" (2.50 x 2.30)

Bedroom

11'2" x 10'3" (3.42 x 3.14)

Bedroom

10'1" x 11'2" (3.09 x 3.42)

Bedroom

8'2" x 8'5" (2.50 x 2.57 )



Scan for Virtual Tour

