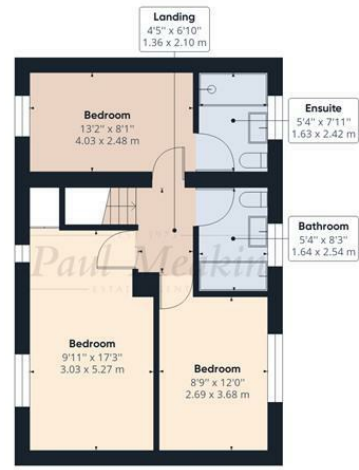




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 1386.25 ft²
 128.79 m²

Reduced headroom
 11.44 ft²
 1.06 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

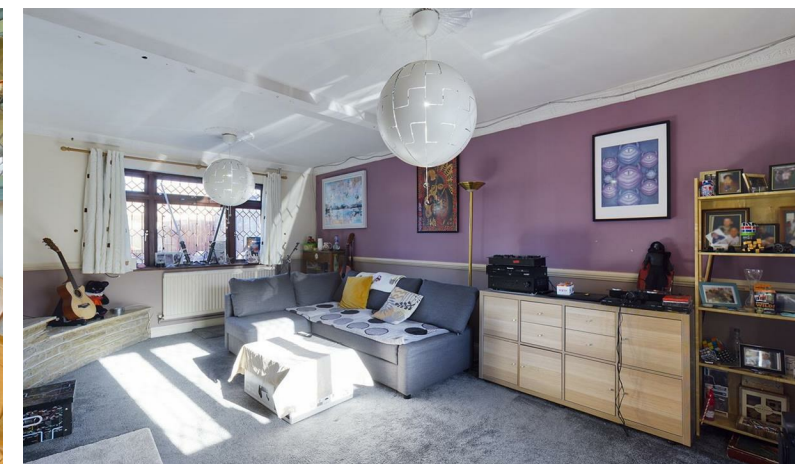
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EST 1973
Paul Meakin Offers Over £425,000 Homestead Way, Croydon, CR0 0BH
 ESTATE AGENTS

Offered to the market is this extended three/four bedroom semi detached family home which is situated close to local amenities, Milne Park recreational ground, frequent bus services and local schools including Fairchildes Primary School. Internally the property benefits from two separate reception rooms, large L shape kitchen, fitted family bathroom, ensuite to bedroom three, level rear garden with store room, gas central heating, double glazed windows and off street parking. Call now to appreciate size and location. Freehold/ Croydon council tax band D £1965.66 / EPC Rating D

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		73	
(69-80) C			
(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	



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

Porch

Entrance Hall

Living Room
19'1 x 12'0 (5.82m x 3.66m)

Kitchen
17'3 x 8'2 (5.26m x 2.49m)

Kitchen Continued
10'9 x 9'4 (3.28m x 2.84m)

Reception/ Bedroom
18'0 x 8'0 (5.49m x 2.44m)

Landing

Bedroom
9'11 x 17'3 (3.02m x 5.26m)

Bedroom
13'2 x 8'1 (4.01m x 2.46m)

Ensuite

Bedroom
8'9 x 12'0 (2.67m x 3.66m)

Bathroom

Garden

Store Room
8'3 x 18'11 (2.51m x 5.77m)

Off Street Parking

