

Approximate total area⁽¹⁾
 630.25 ft²
 58.55 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

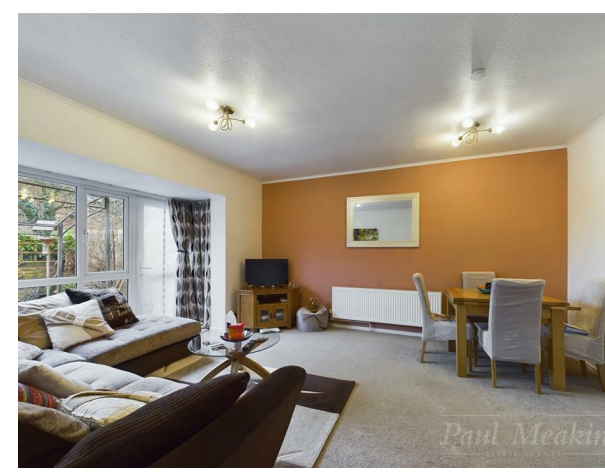


£365,000 Sorrel Bank, Croydon, CR0 9LX

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(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

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



This is a rare opportunity to acquire this two double bedroom end of terrace bungalow which is nestled away nicely in a cul de sac location and internally benefits from a refitted kitchen and bathroom, lounge measuring 13'6 x 14'6 with direct access out into the paved rear garden, double glazed windows throughout, gas central heating via radiators and garage en bloc. This property is conveniently located for the 433 bus service, The Bird Sanctuary with its woodland walks and local amenities and schools.

View now to appreciate size and location. Freehold/ Croydon council tax band D/ EPC D.

Porch

Entrance Hall

Lounge

13'6 x 14'6 (4.11m x 4.42m)

Kitchen

11'9 x 6'7 (3.58m x 2.01m)

Bathroom

Bedroom

10'11 x 10'5 (3.33m x 3.18m)

Bedroom

10'11 x 6'7 (3.33m x 2.01m)

Garden

Garage en bloc



VIEWING NOTES

