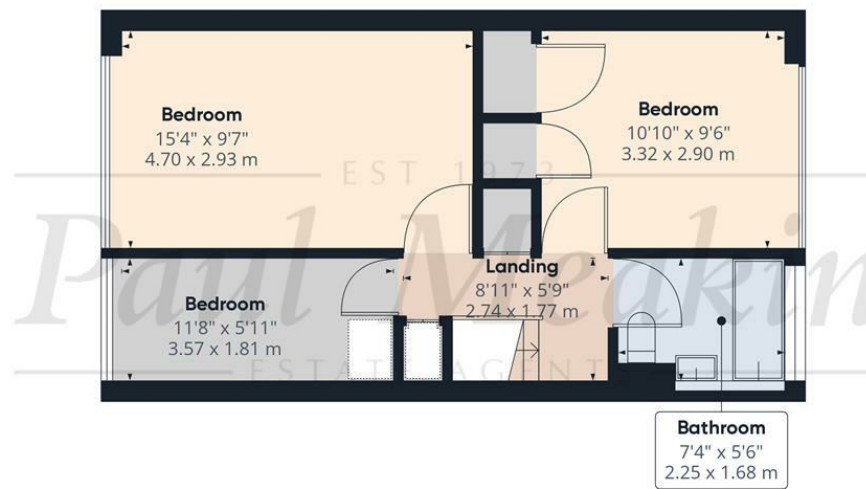


Ground Floor



Floor 1

Approximate total area⁽¹⁾
 907.46 ft²
 84.31 m²

Reduced headroom
 14.57 ft²
 1.35 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



£400,000 Oswald, Croydon, CR0 9HJ



Offered to the market is this exceptionally well presented three bedroom mid terraced family home which is situated in a cul de sac location and is conveniently located for Courtwood Primary School, the 359 & 433 bus services, surrounding woodland and Forestdale's shops and amenities.

Internally the property benefits from a refitted kitchen, beautiful through lounge with direct access to the garden from the dining area. Refitted family bathroom, three good sized bedrooms, double glazed windows throughout, gas central heating via radiators, garage en bloc and parking available on the road outside. This property warrants your earliest viewing to appreciate size, standard and location. Freehold/ Croydon council tax band D/ EPC C.

Energy Efficiency Rating	
Current	Potential
	89
73	
Very energy efficient - lower running costs	
(92 plus) A	
(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

Entrance Hall

Living Room

17'10 x 15'10 (5.44m x 4.83m)

Dining Room

10'9 x 9'6 (3.28m x 2.90m)

Kitchen

0'7 x 6'0 (0.18m x 1.83m)

Landing

Bedroom

15'4 x 9'7 (4.67m x 2.92m)

Bedroom

10'10 x 9'6 (3.30m x 2.90m)

Bedroom

11'8 x 5'11 (3.56m x 1.80m)

Bathroom

Garden

Garage en bloc

