



EST 1973
Paul Meakin
 ESTATE AGENTS

Approximate total area⁽¹⁾
 812.13 ft²
 75.45 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

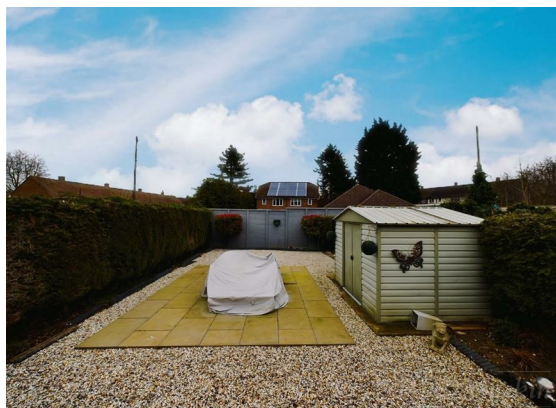


EST 1973
Paul Meakin
 ESTATE AGENTS

Offers In Excess Of **£425,000** Witley Crescent, Croydon, CR0 0RQ



Do not miss this opportunity to acquire this simply stunning three bedroom end of terrace family home which internally benefits from an impressive refitted open plan kitchen/breakfast room, living room measuring 11'3 x 18'11, refitted bathroom, three double bedrooms, gas central heating via radiators, double glazed windows throughout, large landscaped rear garden and off street parking for three cars. This property is situated on a quiet residential road close to schools, amenities and bus services. Call now to avoid disappointment. Freehold/ Croydon council tax band C/ EPC D.



Energy Efficiency Rating	
Current	Potential
67	86
100 points A 81-100 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: 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

Entrance Hall

Kitchen/Breakfast Room

11'11 x 14'10 (3.63m x 4.52m)

Living Room

11'3 x 18'11 (3.43m x 5.77m)

Landing

Bedroom

11'5 x 11'9 (3.48m x 3.58m)

Bedroom

11'2 x 12'7 (3.40m x 3.84m)

Bedroom

8'6 x 7'0 (2.59m x 2.13m)

Bathroom

Garden

Off street parking

