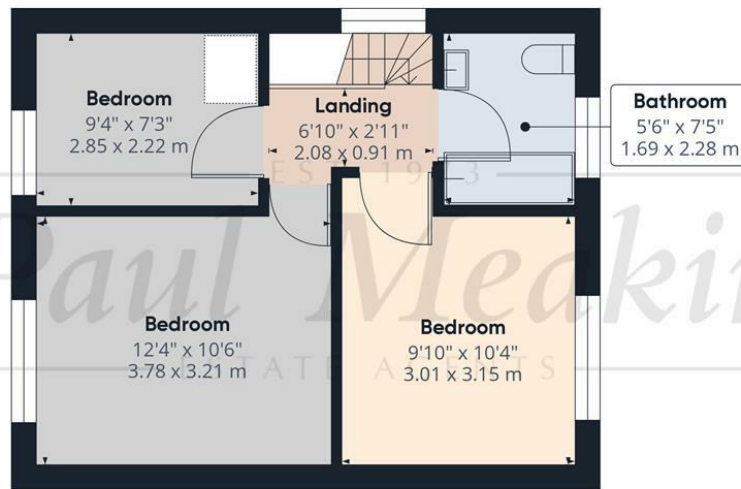




Ground Floor



Floor 1

Approximate total area⁽¹⁾
 784.29 ft²
 72.86 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

Energy Efficiency Rating	
Current	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	
72	
EU Directive 2002/91/EC	
England & Wales	

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



£425,000 Godric Crescent, Croydon, CR0 0HR



Offered to the market with no onward chain is this three bedroom semi detached family home which has been re-modernised throughout and now benefits from an impressive open plan kitchen/Diner measuring 9'10 x 18'2, separate lounge, refitted family bathroom, double glazed windows throughout, gas central heating via radiators, large rear garden and off street parking for one car.

This property is over looking green space with playground and is conveniently located for frequent bus services, local shops and amenities and schools. View now to avoid disappointment. Freehold/ Croydon council tax band C/ EPC C.

Living Room

12'2 x 18'2 (3.71m x 5.54m)

Kitchen/Diner

9'10 x 18'2 (3.00m x 5.54m)

Landing

Bedroom

12'4 x 10'6 (3.76m x 3.20m)

Bedroom

9'10 x 10'4 (3.00m x 3.15m)

Bedroom

9'4 x 7'3 (2.84m x 2.21m)

Bathroom

Garden

Off Street Parking

