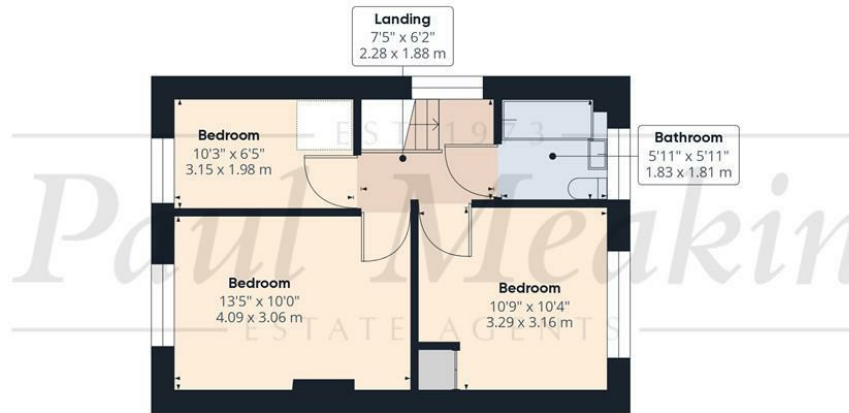


Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
 1023.4 ft<sup>2</sup>  
 95.08 m<sup>2</sup>

(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.

GIRAFFE360

Offers In Excess Of £550,000 Greville Avenue,  
 South Croydon, CR2 8NL



Welcomed to the market is this extended and extremely well presented three bedroom semi detached family home which is situated in a quiet cul de sac location. The ground floor comprises of a stunning open plan kitchen/living area which offers modern day living and benefits from Bi-folding doors leading out onto the landscaped rear garden, useful utility room, downstairs cloakroom and separate lounge. Upstairs there is a refitted family bathroom and three good sized bedrooms. The property is fully double glazed, with gas central heating via radiators and off street parking via the paved driveway. Greville Avenue is conveniently located for Selsdon recreational ground, access to both the 433 and 64 bus services, a variety of both private and state schools and Selsdon High Street. Call now to appreciate this aesthetically pleasing home. Freehold/ Croydon Council tax band D/ EPC D,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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



**Porch**  
2'0" x 5'6" (0.63 x 1.68 )

**Living Room**  
12'11" x 16'9" (3.94 x 5.13)

**Kitchen/Diner**  
11'10" x 13'3" (3.61 x 4.05)

**Living Area**  
10'2" x 19'7" (3.11 x 5.98)

**Utility Room**  
4'11" x 6'11" (1.51 x 2.11)

**WC**  
4'0" x 6'9" (1.22 x 2.06)

**Landing**  
7'5" x 6'2" (2.28 x 1.88)

**Bedroom**  
13'5" x 10'0" (4.09 x 3.06)

**Bedroom**  
10'9" x 10'4" (3.29 x 3.16)

**Bedroom**  
10'4" x 6'5" (3.15 x 1.98)

**Bathroom**  
6'0" x 5'11" (1.83 x 1.81)

**Garden**

**Off street parking**

