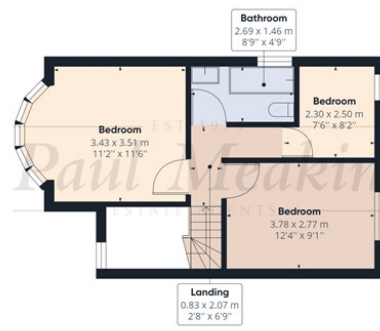




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 1478.80 ft²
 137.39 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



£525,000 Abbey Road, South Croydon, CR2 8NJ



Ground Floor Building 2



Offered to the market is this halls adjoining three bedroom semi detached family home situated on a popular residential road and being conveniently located for transport links, local schools and Selsdon Recreational Grounds. Internally the property benefits from two separate reception rooms, extended dining room, useful cloakroom, refitted kitchen and bathroom, landscaped rear garden with summer house measuring 28'0 x 15'3, gas central heating via radiators and shared driveway. Call now to appreciate size and location of this family home. Freehold / Croydon council tax band E/ EPC rating D.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	EU Directive 2002/91/EC

TAX BAND: E

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

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

DOWNSTAIRS W.C

DINING ROOM

12'6" x 10'3" (3.81 x 3.12)

RECEPTION ROOM

9'1" x 17'3" (2.77 x 5.26)

KITCHEN

11'9" x 6'11" (3.58 x 2.11)

LANDING

BEDROOM

11'2" x 11'6" (3.4 x 3.51)

BEDROOM

12'4" x 9'1" (3.76 x 2.77)

BEDROOM

7'6" x 8'2" (2.29 x 2.49)

BATHROOM

SUMMER HOUSE

28'0" x 15'3" (8.53 x 4.65)

GARDEN

SHARED DRIVEWAY



VIEWING NOTES:

