



Approximate total area<sup>(1)</sup>  
 723.58 ft<sup>2</sup>  
 67.22 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

EST 1973  
**Paul Meakin** £365,000 Overbury Crescent, Croydon, CR0 0LL  
 ESTATE AGENTS

Offered to the market is this CHAIN FREE three bedroom mid terraced family home which is conveniently located for the Tram link, frequent bus services, Central parade and its variety of shops and amenities and local schools. Internally the property does require some updating but benefits from a fitted open plan kitchen/diner, separate living room, shower room, large rear garden, gas central heating via radiators and off street parking. Call now to avoid disappointment. Freehold / Croydon Council Tax band C / EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

12'2" x 5'4" (3.73 x 1.64)

Living Room

14'2" x 9'10" (4.34 x 3.01)

Kitchen / Diner

10'3" x 15'3" (3.13 x 4.66)

Landing

Bedroom

10'3" x 11'8" (3.14 x 3.56)

Bedroom

12'3" x 9'9" (3.74 x 2.98)

Bedroom

9'4" x 7'7" (2.85 x 2.33)

Shower Room

Garden

Off street parking

## VIEWING NOTES:

