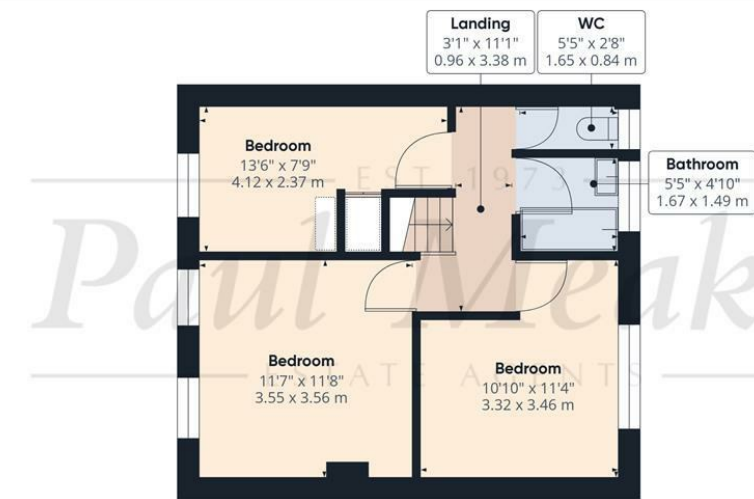


Ground Floor



Floor 1

Approximate total area¹⁾
 953.92 ft²
 88.62 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.

GIRAFFE360

£425,000 Tedder Road, South Croydon, CR2 8AP



This is your opportunity to acquire this three bedroom end of terraced family home which is conveniently located for bus services to surrounding areas, The quest academy, Conquer Ally and its access to Gravel Hill tramstop and both Selsdon and Forestdale's high street with its shops and amenities. Internally the property benefits from a refitted bathroom, fitted kitchen, useful conservatory, through lounge, three good sized bedrooms, gas central heating via radiators, double glazed windows, level rear garden and off street parking. Call now to book your viewing. Freehold/ Croydon council tax band D/ EPC on order.

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

Hallway

Living Room

13'6 x 11'6 (4.11m x 3.51m)

Dining Room

9'0 x 9'10 (2.74m x 3.00m)

Conservatory

9'0 x 8'2 (2.74m x 2.49m)

Kitchen

8'11 x 9'5 (2.72m x 2.87m)

Storage Space

13'5 x 4'3 (4.09m x 1.30m)

Landing

Bedroom

11'7 x 11'8 (3.53m x 3.56m)

Bedroom

10'10 x 11'4 (3.30m x 3.45m)

Bedroom

13'6 x 7'9 (4.11m x 2.36m)

Bathroom

W/C

Garden

Off Street Parking



Viewing Notes:

