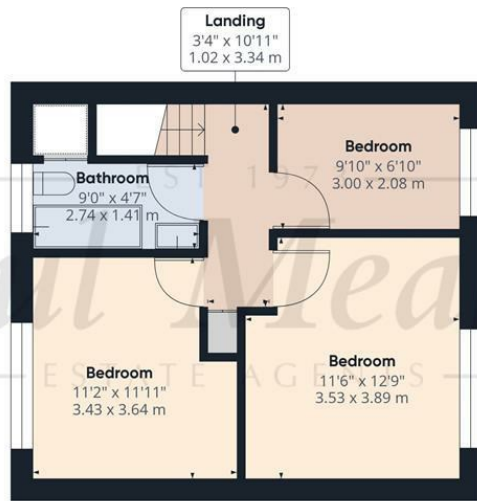




Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1001.94 ft²
 93.08 m²

Reduced headroom
 45.84 ft²
 4.26 m²

(1) Excluding balconies and terraces.

Reduced headroom
 (below 1.5m/4.92ft)

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

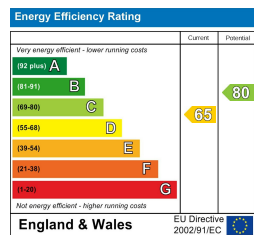


£350,000 Underwood, Croydon, CR0 9EH



Welcomed to the market is this well presented three bedroom mid terraced family home which is situated in a quiet location and over looks Birch Wood Greenland. The property is close to frequent bus services, schools and amenities.

Internally the property benefits from a fitted kitchen, open plan living room leading to conservatory, useful downstairs cloakroom, refitted family bathroom, three good sized bedrooms, paved rear garden with shed and rear access gate, double glazed windows and gas central heating via radiators. Call now to appreciate size and location. Freehold/ Croydon council tax band B/ EPC D.



TAX BAND: B

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

W/C

Kitchen

10'0 x 10'6 (3.05m x 3.20m)

Living Room

11'10 x 20'0 (3.61m x 6.10m)

Conservatory

9'8 x 8'3 (2.95m x 2.51m)

Landing

Bedroom

11'6 x 12'9 (3.51m x 3.89m)

Bedroom

11'2 x 11'11 (3.40m x 3.63m)

Bedroom

9'10 x 6'10 (3.00m x 2.08m)

Bathroom

Garden

