

Ground Floor



Floor 1

Approximate total area⁽¹⁾
 878 ft²
 81.57 m²

Reduced headroom
 14.33 ft²
 1.33 m²

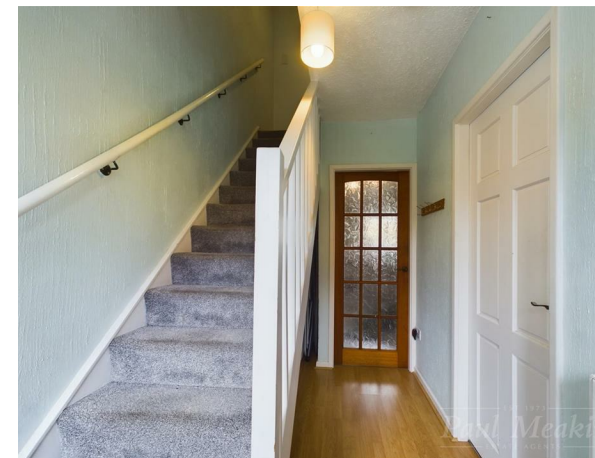
(1) Excluding balconies and terraces

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

£360,000 Foxcombe, CROYDON, CR0 9EX



Welcomed to the market is this three bedroom end of terrace family home which is conveniently located for a good variety of schools, amenities and shops, bus services and green space. Internally the property benefits from a refitted kitchen and bathroom, living room leading onto dining room, useful downstairs W.C, rear garden with storage shed and rear access gate. Call now to fully appreciate size and location.
 Freehold/ Croydon council tax band C / EPC D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: C

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

Hallway

Living/ Dining Room

22'3" x 13'8" (6.79 x 4.18)

Kitchen

10'5" x 10'3" (3.20 x 3.13)

Hallway

WC

Landing

Bedroom

11'5" x 9'11" (3.49 x 3.03)

Bedroom

11'2" x 12'5" (3.42 x 3.80)

Bedroom

8'4" x 10'0" (2.55 x 3.06)

Bathroom

6'0" x 7'4" (1.85 x 2.24)

Rear garden

