



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 859.11 ft<sup>2</sup>  
 79.81 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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		67	
(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: 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



Asking Price of £375,000 Thursley Crescent, Croydon, CR0 0PR



This is an opportunity to acquire this three bedroom mid terraced family home which benefits from a fitted kitchen and shower room, two separate reception rooms with utility space, double glazed windows, private rear garden. This property is situated within a quiet Crescent and is close to frequent bus service's, schools and Central Parade. Call now to arrange your viewing. Freehold/ Croydon council tax band C/ EPC D.

Porch

Entrance Hall

Living Room

11'3 x 11'11 (3.43m x 3.63m)

Kitchen

12'7 x 8'11 (3.84m x 2.72m)

Dining Room

10'0 x 6'11 (3.05m x 2.11m)

Utility Room

7'10 x 7'4 (2.39m x 2.24m)

Landing

Bedroom

11'3 x 12'7 (3.43m x 3.84m)

Bedroom

11'5 x 11'8 (3.48m x 3.56m)

Bedroom

8'5 x 7'1 (2.57m x 2.16m)

Bathroom

Garden

### VIEWING NOTES:

