

Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
 1256.7 ft<sup>2</sup>  
 116.75 m<sup>2</sup>

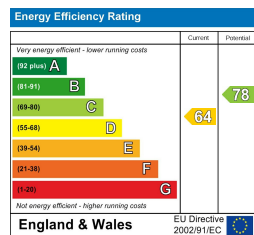
(1) Excluding balconies and terraces

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



Ground Floor Building 2



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



**£450,000** Rowdown Crescent, Croydon, CR0 0HQ



Offered to the market in a Crescent is this extended four/five bedroom semi detached concrete construction family home. Internally the property benefits from a refitted kitchen measuring 18'9 x 10', two separate reception rooms, downstairs bedroom with ensuite, fitted family bathroom, large level rear garden with concrete garden shed and off street parking. This property is conveniently located for both primary and secondary schools, frequent bus services and shops and amenities. With versatile and multi purpose living accommodation this property warrants your earliest viewing. Freehold/ Croydon council tax band C /EPC D.

Entrance Hall

Living Room

12'7 x 13'3 (3.84m x 4.04m)

Kitchen

18'9 x 10'1 (5.72m x 3.07m)

Hallway



Utility Room

5'4 x 7'8 (1.63m x 2.34m)

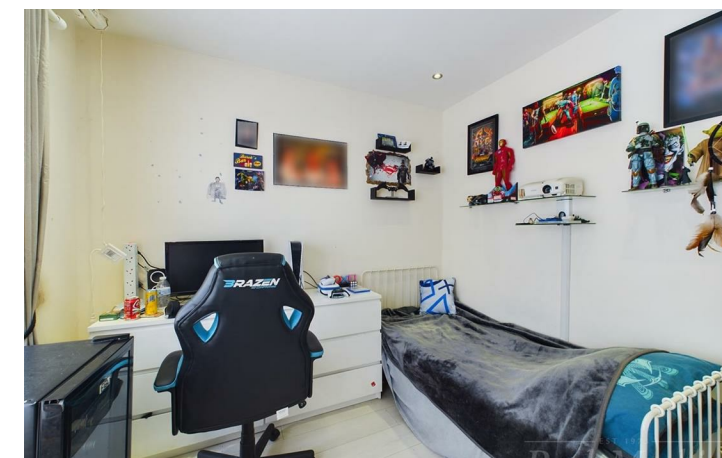
Bedroom/Reception Room

12'11 x 5'9 (3.94m x 1.75m)

Bedroom

9'11 x 12'3 (3.02m x 3.73m)

Ensuite



Landing

Bedroom

10'3 x 11'3 (3.12m x 3.43m)

Bedroom

11'2 x 10'3 (3.40m x 3.12m)

Bedroom

8'3 x 8'2 (2.51m x 2.49m)

Bathroom

Garden

Garden shed

11'2 x 5'8 (3.40m x 1.73m)

Off Street Parking

