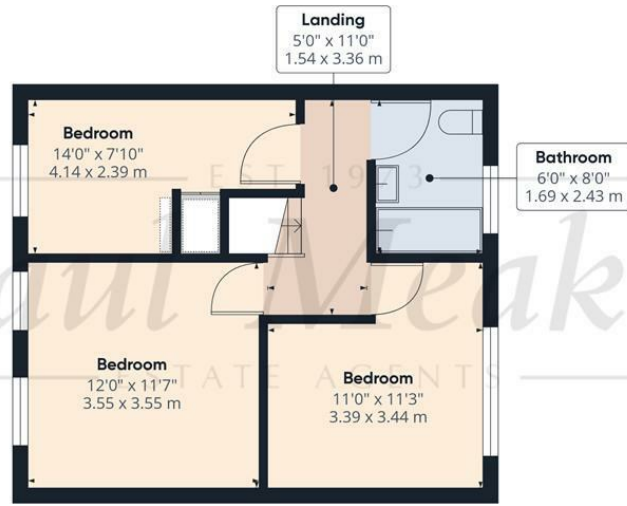


Ground Floor



Floor 1

Approximate total area⁽¹⁾
 860.47 ft²
 79.94 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

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: 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



EST 1973
Paul Meakin Asking Price of £380,000 Horsley Drive, Croydon, CR0 0QU
 ESTATE AGENTS



Welcomed to the market is this CHAIN FREE three bedroom mid terrace family home, conveniently located for Central Parade with its number of shops and amenities. As well as frequent bus and tram services close by. Internally, this property benefits from a fitted kitchen and bathroom, a separate through lounge, three double bedrooms, gas central heating via radiators and double glazed windows. The property also has an easy to maintain front and rear garden. Call now to avoid disappointment. Freehold / Croydon Council Tax Band C / EPC on order.

Hallway

Kitchen

8'11" x 9'4" (2.73 x 2.86)

Living Room

13'3" x 11'6" (4.04 x 3.51)

Dining Room

8'11" x 9'9" (2.72 x 2.98)

Landing

Bedroom

13'6" x 7'10" (4.14 x 2.39)

Bedroom

11'7" x 11'7" (3.55 x 3.55)

Bedroom

11'1" x 11'3" (3.39 x 3.44)

Bathroom

Rear Garden

Front Garden

