

Ground Floor



Floor 1



Approximate total area⁽¹⁾

772.49 ft²
 71.77 m²

Reduced headroom

11.84 ft²
 1.10 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.

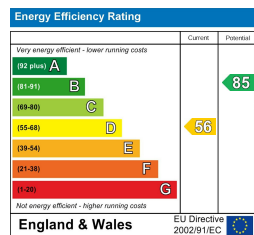
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Asking Price of £350,000 Warbank Close, Croydon, CR0 0AX



Paul Meakin are pleased to present to the market this end of terrace, two bedroom family home. Hitting the market chain free, internally the property boasts space and is the perfect property to put your own stamp on. On the ground floor the property offers entrance hall, a large open plan lounge/dining area with patio doors leading to a sizeable garden and has a separate kitchen. Upstairs the property offers two double bedrooms and shower room. Warbank Close is ideally situated close to local shops, schools and green areas with lots of options of transport being close to bus and tram links. Croydon Council/ Council tax band C/ Freehold/ EPC D.



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

Porch

VIEWING NOTES

Entrance Hall

Living/ dining room

21'7 x 9'10 (6.58m x 3.00m)

Kitchen

9'3 x 7'10 (2.82m x 2.39m)

Landing

Shower Room

Bedroom

10'3 x 14'10 (3.12m x 4.52m)

Bedroom

10'10 x 9'10 (3.30m x 3.00m)

Garden

