



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>®</sup>  
 1073.81 ft<sup>2</sup>  
 99.76 m<sup>2</sup>

Reduced headroom  
 155.11 ft<sup>2</sup>  
 14.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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



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



£425,000 Leigh Crescent, Croydon, CR0 0RL



Offered to the market is this three bedroom semi detached family home. Internally the property benefits from refitted kitchen/Diner, large reception room with downlights throughout, refitted shower room with separate WC. To the rear of the property there is a landscaped paved garden and the front of the property offers off street parking for multiple cars. The property is conveniently situated for local buses, shops and amenities. Call now to view! Freehold / Tax Band C / EPC on order.



Entrance Hall

Living Room

12'10 x 12'7 (3.91m x 3.84m)

Kitchen/Diner

22'5 x 5'11 (6.83m x 1.80m)

Landing

Bedroom

9'8 x 10'10 (2.95m x 3.30m)

Bedroom

10'5 x 10'1 (3.18m x 3.07m)

Bedroom

8'3 x 9'0 (2.51m x 2.74m)

Shower Room

W.C

Garden

Off Street Parking

