



Approximate total area⁽¹⁾
 789.53 ft²
 73.35 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Offers In The Region Of **£375,000** Inglewood, Croydon, CR0 9LP



Do not miss this opportunity to acquire this exceptionally well presented three bedroom mid terraced family home where the current owner have spent a considerable amount of time and money on improving the property which now benefits from an impressive four piece family bathroom, improved kitchen, redecoration throughout, double glazed windows, gas central heating via radiators., beautiful landscaped rear garden with rear access gate and garage en bloc.

Situated within a quiet cul de sac, this property is conveniently located for bus services to surrounding areas, local primary schools, both Forestdale & Selsdon's shops & amenities and surrounding woodland. Call now to appreciate how lovely this family home is. Freehold/ Croydon council tax band D/ EPC C/ Service charge TBC.

Energy Efficiency Rating	
Current	Potential
75	88

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: D

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

Entrance Hall

Living Room

19'2 x 12'9 (5.84m x 3.89m)

Kitchen

10'7 x 6'3 (3.23m x 1.91m)

Landing

Bedroom One

9'9 x 12'10 (2.97m x 3.91m)

Bedroom Two

12'3 x 6'6 (3.73m x 1.98m)

Bedroom Three

9'3 x 6'0 (2.82m x 1.83m)

Bathroom

Garden

Garage

