

- Hallway
- W.C
- Living Room  
15'4 x 13'2 (4.67m x 4.01m)
- Dining Room  
14'0 x 12'1 (4.27m x 3.68m)
- Kitchen/Entertaining Room  
18'7 x 26'7 (5.66m x 8.10m)
- Utility Room  
7'10 x 7'10 (2.39m x 2.39m)
- Bedroom/Reception Room  
15'9 x 8'8 (4.80m x 2.64m)
- Bathroom
- Landing
- Bedroom  
15'9 x 15'6 (4.80m x 4.72m)
- Ensuite
- Bedroom  
14'0 x 11'10 (4.27m x 3.61m)
- Bedroom  
16'2 x 12'0 (4.93m x 3.66m)
- Bedroom/Dressing Room  
9'0 x 7'7 (2.74m x 2.31m)
- Bathroom
- Landing
- Bedroom  
21'2 x 10'10 (6.45m x 3.30m)
- Garden
- Store Room  
7'9 x 14'3 (2.36m x 4.34m)
- Off Street Parking

Approximate total area*	2198.21 ft <sup>2</sup> 204.22 m <sup>2</sup>
Reduced headroom	36.38 ft <sup>2</sup> 3.38 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



**Offers In Excess Of £850,000** Farley Road, South  
 Croydon, CR2 7NH

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not energy efficient - higher running costs

Do not miss out on the opportunity to acquire this exceptional well presented and fully extended 5/6 bedroom semi detached family home which downstairs comprises of a simply stunning open plan kitchen/reception room housing Bi-folding doors and kitchen island, two separate reception rooms, useful utility room, w/c, extra reception/ bedroom with ensuite shower room. Upstairs there is four double bedrooms with another impressive ensuite shower room, separate family bathroom and dressing room/bedroom. Externally offering a landscaped rear garden with store room measuring 7'9 x 14'3, side access and off street parking for multiple cars via the paved driveway. This property is conveniently located for frequent bus services leading to surrounding areas, both state and private schools, local shops and amenities as well as surrounding woodland. Your earliest viewing is warranted to fully appreciate all of the key benefits and features of this exquisite family home. Freehold/ Croydon council tax band F / EPC C.



**TAX BAND: F**

*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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*

