



Approximate total area<sup>®</sup>  
1125.12 ft<sup>2</sup>  
104.53 m<sup>2</sup>

(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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Virtual Tour Link:



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** Homestead Way, Croydon, CR0 0AQ



Offered to the market is this extended 2/3 bedroom mid terrace family home which is situated close to local amenities, Milne Park recreational ground, frequent bus services and local schools including Fairchildes Primary School. Internally, downstairs benefits from a large reception room, refitted kitchen leading to a light and airy conservatory, useful downstairs shower room with utility space and double bedroom/study. Upstairs the property boasts two further double bedrooms, family bathroom, separate WC and loft access giving extra storage. The property also includes gas central heating and double glazed windows throughout. Externally the property boasts a level landscaped garden and off street parking for 2 cars. Call now to appreciate size and location!

Freehold / Croydon council tax band C / EPC C.



Hallway

Living Room

12'2" x 19'2" (3.72 x 5.85)

Kitchen

19'4" x 8'9" (5.91 x 2.67)

Shower Room / Utility

5'4" x 10'5" (1.65 x 3.20)

Conservatory

16'3" x 9'8" (4.97 x 2.95)

Bedroom / Study

8'4" x 10'10" (2.55 x 3.31)

Landing

Bedroom

15'0" x 9'10" (4.58 x 3.01)

Bedroom

12'3" x 9'1" (3.75 x 2.79)

Bathroom

5'8" x 5'7" (1.74 x 1.72)

WC

2'7" x 5'7" (0.81 x 1.71)

Level Rear Garden

Off street parking

