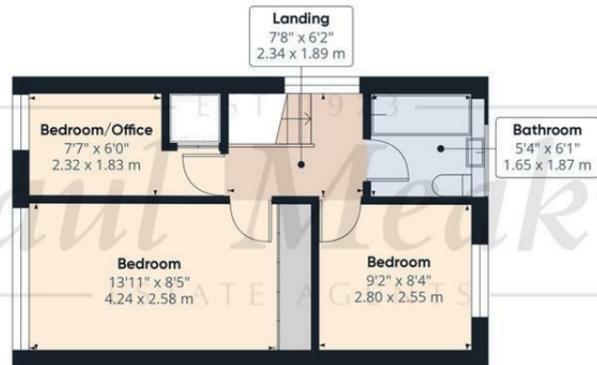




Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 909.22 ft<sup>2</sup>  
 84.47 m<sup>2</sup>

Balconies and terraces  
 282.45 ft<sup>2</sup>  
 26.24 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**£460,000** Mallard Road, South Croydon, CR2 8PY



Do not miss the opportunity to view this charming three bedroom semi-detached family home. This property is located in the popular area of Selsdon Vale, convenient for the 433 bus service to surrounding areas, both Greenvale and Forestdale Primary schools and access to near-by woodlands. Internally, this property benefits from a large open plan living area and kitchen/diner, great for both relaxing and hosting guests, three bedrooms, a refitted kitchen and bathroom, private sunny south-east facing garden, gas central heating via radiators, double glazed windows throughout, attached garage, which has been converted to a gym, and off-street parking. Call now to appreciate size and location!

Freehold / Croydon council tax band D / EPC Rating D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		65	
(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:

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

Entry

Living Room

13'10" x 14'5" (4.24 x 4.41)

Kitchen/Diner

10'4" x 14'8" (3.15 x 4.48)

Landing

Bedroom/Office

7'7" x 6'0" (2.32 x 1.83)

Bedroom

13'10" x 8'5" (4.24 x 2.58)

Bedroom

9'2" x 8'4" (2.80 x 2.55)

Bathroom

Patio

Rear Garden

Garage

Front Garden

Off-street parking

