



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	82-92	92-100
B	69-81	81-92
C	55-68	68-81
D	40-54	54-68
E	29-39	39-54
F	21-28	28-39
G	1-20	20-28
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

TAX BAND: E

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



Do not miss this opportunity to acquire this very well presented three-bedroom semi-detached family home which internally benefits from a fitted kitchen, two separate reception rooms with the back reception room benefiting from sliding doors giving direct access out onto the large, landscaped rear garden, three good sized bedrooms, fitted bathroom and separate WC, new double glazed windows throughout, gas central heating via radiators, detached garage and off-street parking.

This property is conveniently located for Littleheath Woods, Selsdon High Street with its shops and amenities, a good variety of schools and nurseries and frequent bus services. Call now to avoid disappointment.

Freehold/ Croydon council tax band E/ EPC C.



Entrance Hall

Kitchen  
10'0" x 6'9" (3.06 x 2.08)

Living Room  
13'10" x 11'4" (4.23 x 3.46)

Dining Room  
10'11" x 11'5" (3.33 x 3.50)

Bedroom  
8'7" x 6'9" (2.63 x 2.08)

Landing

WC

Bathroom

Bedroom  
12'2" x 11'1" (3.72 x 3.39)

Bedroom  
12'11" x 11'3" (3.95 x 3.45)

Garage  
20'0" x 8'5" (6.11 x 2.58)

Off-Street Parking

Garden

