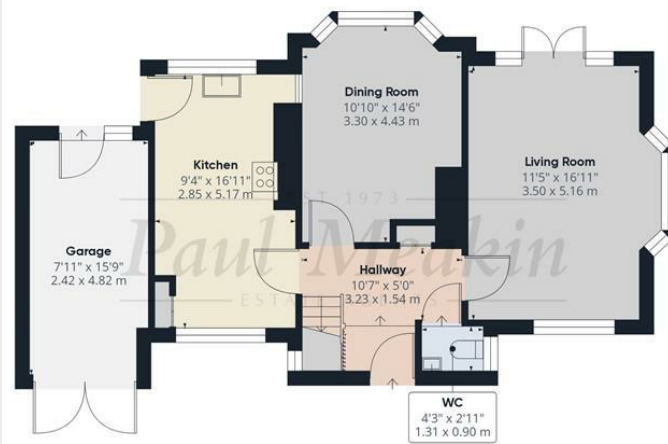




Approximate total area⁽¹⁾
1436.87 ft²
133.49 m²

Reduced headroom
0.43 ft²
0.04 m²

(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



Floor -1



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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 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



Offers In Excess Of £700,000 Ballards Way, Croydon, CR0 5RG

This is a rare opportunity to acquire this three bedroom detached home which does need complete modernisation throughout but has plenty of scope and potential. Planning permission has been granted for a two storey rear extension and offers an ideal opportunity for any buyer to put their own stamp on it. Internally offering two separate receptions, downstairs W.C, fitted bathroom, master bedroom with dressing room, extremely large rear garden (in excess 2500ft in length) with mature borders and shrubs, garden room, garage and off street parking. Situated on the popular Ballard Way this property is conveniently located for Royal Russel and Coombe Wood schools, Coombe Lane tram stop, Heathfield Wood and frequent nus services. Call now to avoid disappointment. Freehold/ Croydon council tax band F/ EPC E.

Entrance Hall

W.C

Kitchen
9'4 x 16'11 (2.84m x 5.16m)

Dining Room
10'10 x 14'6 (3.30m x 4.42m)

Living Room
11'5 x 16'11 (3.48m x 5.16m)

Landing

Bedroom
10'10 x 15'10 (3.30m x 4.83m)

Dressing Room
8'11 x 5'8 (2.72m x 1.73m)

Bedroom
11'6 x 10'10 (3.51m x 3.30m)

Bedroom
10'0 x 10'3 (3.05m x 3.12m)

W.C

Bathroom

Garden

Garden Room
11'0 x 5'8 (3.35m x 1.73m)

Garage
7'11 x 15'9 (2.41m x 4.80m)

Off Street Parking

