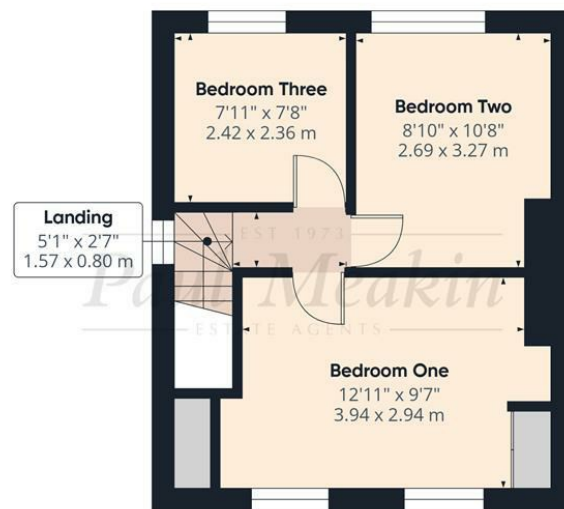
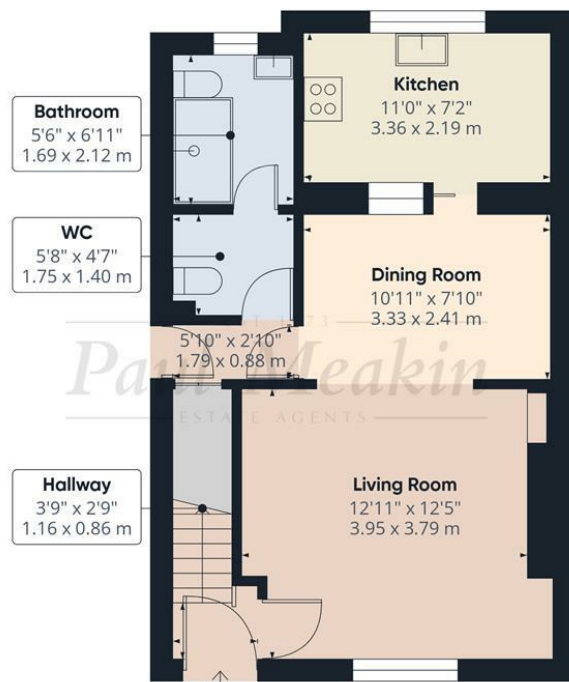




Approximate total area⁽¹⁾
765 ft²
70.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EST 1973
Paul Meakin £285,000 Old Town, Croydon, CR0 1AU
ESTATE AGENTS

Three-bedroom semi-detached family home ideally situated in Old Town, right in the heart of Croydon. Enjoy easy access to Croydon Town Centre for all your shopping, dining, and everyday essentials. Excellent transport links are close by, including Reeves Corner Tram Stop and both East and West Croydon Stations, all within a short walk.

The property features a bright open-plan living and dining area, a separate kitchen, and a convenient downstairs shower room with WC. Outside, you'll find a private rear garden and a large driveway providing ample off-street parking.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

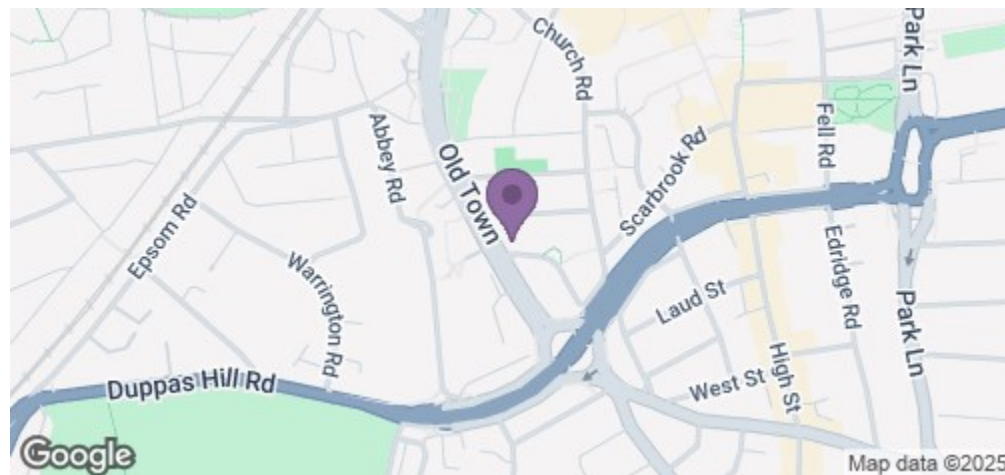
Auction ending 10/12/2025 at 1pm.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	73
EU Directive 2002/91/EC		

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



Entrance Hall

Living Room
12'11" x 12'5" (3.95 x 3.79)

Dining Room
10'11" x 7'10" (3.33 x 2.41)

Kitchen
11'0" x 7'2" (3.36 x 2.19)

Bathroom
5'6" x 6'11" (1.69 x 2.12)

WC
5'8" x 4'7" (1.75 x 1.40)

Landing
5'1" x 2'7" (1.57 x 0.80)

Bedroom One
12'11" x 9'7" (3.94 x 2.94)

Bedroom Two
8'9" x 10'8" (2.69 x 3.27)

Bedroom Three
7'11" x 7'8" (2.42 x 2.36)

Garden

Off Street Parking

