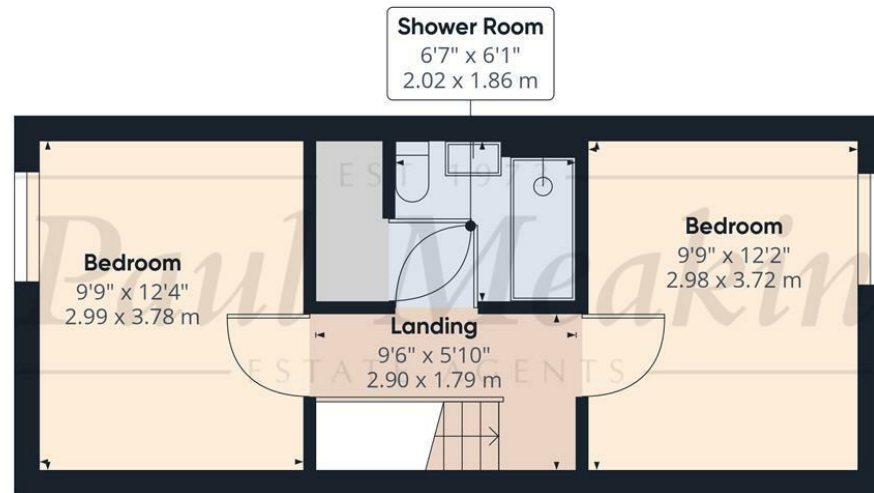


Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 683.15 ft<sup>2</sup>  
 63.47 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.

GIRAFFE360



**£360,000** Ladygrove, Croydon, CR0 9LR



We are delighted to welcome to market this exceptionally well presented two double bedroom mid terraced family home which internally benefits from a refitted kitchen and shower room, lounge measuring 17'8 x 12'4 with direct access out into the rear garden, gas central heating via radiators, double glazed windows throughout and garage situated en bloc.

Ladygrove is a cul de sac on a popular location within the Forestdale development and is conveniently located for frequent bus services, local amenities and schools. Freehold/ Council Tax Band D / Service charge applicable/ EPC C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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: D

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

Kitchen

11'4" x 6'6" (3.45m x 1.98m)

Living Room

17'8" x 12'4" (5.38m x 3.76m)

Landing

Bedroom

9'9" x 12'4" (2.97m x 3.76m)

Bedroom

9'9" x 12'2" (2.97m x 3.71m)

Shower Room

Garden

Garage en bloc

