

Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1215.85 ft<sup>2</sup>  
 112.96 m<sup>2</sup>

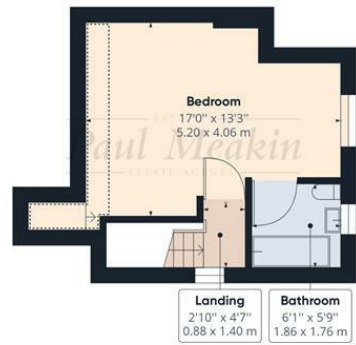
Reduced headroom  
 30.74 ft<sup>2</sup>  
 2.86 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 2



Offers In Excess Of **£575,000** Benhurst Gardens, South Croydon, CR2 8NZ



We would like to offer to the market this extended and well presented four bedroom semi detached family home which benefits from a ensuite to the master loft bedroom, refitted kitchen and family bathroom, two separate reception rooms, large level rear garden, double glazed windows throughout, gas central heating via radiators, single garage and off street parking for two cars. This property is conveniently located for both private and state schools, the 64 & 433 bus services to surrounding areas, Selsdon's local amenities and recreational grounds. Call now to appreciate the full potential this house has to offer. Freehold/ Croydon council tax band E / EPC rating D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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

Hallway

Living Room

14'1" x 11'0" (4.30 x 3.36)

Dining Room

11'9" x 10'3" (3.59 x 3.13)

Kitchen

8'5" x 6'2" (2.57 x 1.90)

Landing

Bedroom

14'2" x 10'0" (4.33 x 3.06)

Bedroom

11'11" x 10'0" (3.65 x 3.06)

Bedroom

8'2" x 6'4" (2.51 x 1.95)

Bathroom

Bedroom

17'0" x 13'3" (5.20 x 4.06)

Ensuite

Garden

Garage

Off street parking

