



Ground Floor



First Floor

Approximate total area⁽¹⁾
 727.53 ft²
 67.59 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating	
Current	Potential
	86
64	
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 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



£375,000 Warbank Crescent, Croydon, CR0 0AS



Do not miss this opportunity to acquire this two double bedroom end of terraced family home which is in good decorative order throughout and now benefits from a modern refitted bathroom, fitted kitchen, living room measuring 22'0 x 10'0, double glazed windows throughout, gas central heating via radiators, level rear garden and with the extra benefit of large front garden space. This property also has the potential for extensions due to the large plot to the side (STPP). Ideally situated for frequent bus services to surrounding areas, a good variety of local schools, open space and Central parade. Call now to avoid disappointment. Freehold/ Croydon council tax band C/ EPC D.

Entrance Hall

Kitchen

9'4 x 8'3 (2.84m x 2.51m)

Living Room

22'0 x 10'0 (6.71m x 3.05m)

Landing

Bedroom

11'5 x 15'6 (3.48m x 4.72m)

Bedroom

10'5 x 10'9 (3.18m x 3.28m)

Bathroom

Garden

Storage sheds

