

Approximate total area⁽¹⁾
 896 ft²
 83.2 m²

(1) Excluding balconies and terraces

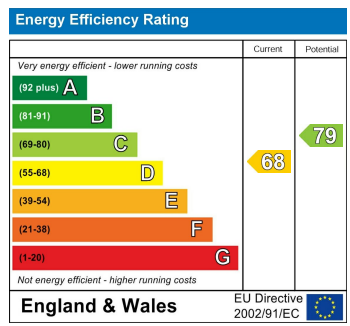
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EST 1973
Paul Meakin £390,000 Sorrel Bank, Croydon, CR0 9LY
 ESTATE AGENTS



Welcomed to the market is this extended three/four bedroom end of terrace family home which is tucked away within a quiet location and is convenient for the 433 bus service to surrounding areas, Forestdale shops and amenities and The Bird Sanctuary with its woodland walks and wildlife. Internally the property benefits from two separate reception rooms, one of which could be used as a fourth bedroom, fitted kitchen and bathroom, double glazed windows, gas central heating via radiators, rear garden and off street parking. This property is offered as CHAIN FREE, so call now to appreciate size and location. Freehold/ Croydon council tax band D, EPC D, yearly service charge.



- Entrance Hall
- Kitchen 11'11 x 7'2 (3.63m x 2.18m)
- Living Room 18'0 x 13'9 (5.49m x 4.19m)
- Dining Room 14'9 x 9'1 (4.50m x 2.77m)
- Landing
- Bedroom 10'6 x 13'11 (3.20m x 4.24m)
- Bedroom 11'0 x 7'2 (3.35m x 2.18m)
- Bedroom 7'10 x 6'2 (2.39m x 1.88m)
- Bathroom
- Garden
- Garage en bloc

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 and 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

- Fitted kitchen & bathroom
- Two reception rooms
- Rear garden
- Garage en bloc

