



EST 1973
Paul Meakin
ESTATE AGENTS

£425,000 Parkway, Croydon, CR0 0LA



Guide price £425,000 - £450,000.

Offered to the market with no onward chain is this three bedroom semi detached family home, which internally offers a fitted kitchen and bathroom, through lounge leading onto conservatory, three good sized bedrooms and a level landscaped rear garden with large workshop.

Other benefits also include a off street parking, double glazed windows and gas central heating via radiators.

This property is conveniently located for Central Parade and its variety of shops and amenities, the tramlink, bus services to surround areas including the Interchange and schools. Call now to avoid disappointment.

Entrance Hall	Conservatory	Bedroom Three
Kitchen	9'8 x 7'6 (2.95m x 2.29m)	8'7 x 8'2 (2.62m x 2.49m)
5'11 x 12'0 (1.80m x 3.66m)	Landing	Bathroom
Living Room	Bedroom One	Garden
11'7 x 12'0 (3.53m x 3.66m)	11'9 x 10'0 (3.58m x 3.05m)	Workshop
Dining Room	Bedroom Two	Off Street Parking
11'6 x 11'5 (3.51m x 3.48m)	7'4 x 11'4 (2.24m x 3.45m)	

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

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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

