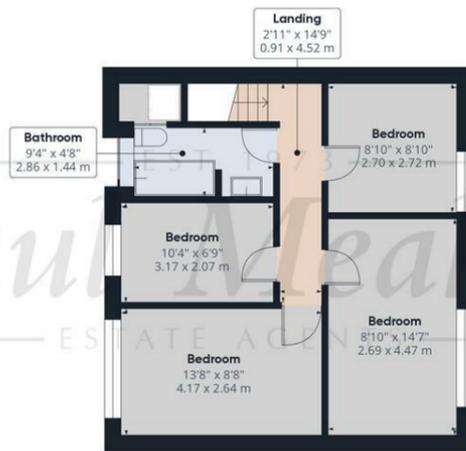




Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1034.53 ft<sup>2</sup>  
 96.11 m<sup>2</sup>

Reduced headroom  
 12.32 ft<sup>2</sup>  
 1.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



£375,000 Bygrove, New Addington, CR0 9DG



This is an ideal opportunity to acquire this is an ideal opportunity to acquire this CHAIN FREE/ Four bedroom /End of terraced /Concrete construction family home, which is situated in New Addington and is conveniently located for frequent bus services, amenities and Fieldway Tramstop. Internally the property benefits from a large fitted kitchen, useful downstairs cloakroom, spacious open plan living/dining room, four sizeable bedrooms, fitted bathroom, double glazing, gas central heating via radiators throughout, a generous size private rear garden, and further green space to the front of the property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	64
(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

Hallway

WC

Kitchen

9'11" x 12'10" (3.03 x 3.92)

Living/Dining Room

11'10" x 23'10" (3.63 x 7.27)

Landing

Bathroom

Bedroom

8'10" x 8'11" (2.70 x 2.72)

Bedroom

10'4" x 6'9" (3.17 x 2.07)

Bedroom

13'8" x 8'7" (4.17 x 2.64)

Bedroom

8'9" x 14'7" (2.69 x 4.47)

Rear Garden

