



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1048.29 ft²
 97.39 m²

Reduced headroom
 7.28 ft²
 0.68 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



£380,000 Salcot Crescent, New Addington, CR0 0JN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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		
England & Wales	EU Directive 2002/91/EC	

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



We are delighted to welcome to the market this extended three bedroom semi detached family home which is situated on the Boots development and is conveniently located for Central Parade shops and amenities, frequent bus services and the tram link. Internally the property benefits from a spacious entrance hall, two large reception rooms, fitted kitchen/diner, three bedrooms, family bathroom, double glazed windows, gas central heating, level private rear garden and off street parking for multiple cars.

Freehold/ Croydon council tax band D/ EPC D.

Hallway

Living Room

16'0" x 9'10" (4.90 x 3.00)

Hallway

9'2" x 9'1" (2.81 x 2.78)

Dining Room

9'11" x 14'0" (3.04 x 4.29)

Kitchen

14'4" x 11'1" (4.38 x 3.38)

Storage

Pantry

Hallway

Bedroom

9'10" x 14'0" (3.02 x 4.27)

Bedroom

14'10" x 9'1" (4.54 x 2.79)

Bedroom

7'8" x 7'1" (2.36 x 2.18)

Landing

Bathroom

