



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 914.53 ft<sup>2</sup>  
 84.96 m<sup>2</sup>

(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.  
 GIRAFFE360



Offers In Excess Of £425,000 North Downs Road, Croydon, CRO 0LE



Welcomed to the market is this extremely well presented three bedroom semi detached family home which is conveniently located for Central Parade and its local amenities and is between Kings Henry Drive and New Addington Tram stop as well as frequent bus services to surrounding areas. Internally the vendors have spent a considerable amount of time and money in modernising the property which benefits from an impressive open plan kitchen/diner measuring 10'1 x 18'10, separate living room, useful utility room, downstairs cloakroom, refitted family bathroom, double glazed windows throughout, gas central heating via radiators, rear garden and off street parking for several cars, Call now to avoid disappointment. Buyers must be aware that this property is a Laing Easi-Form concrete construction. Freehold / Croydon Council Tax band C £1747.26.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

Entrance Hall  
 Kitchen/Diner  
 10'1 x 18'10 (3.07m x 5.74m)  
 Utility Room  
 11'4 x 3'9 (3.45m x 1.14m)  
 Downstairs cloakroom  
 Living Room  
 13'2 x 12'8 (4.01m x 3.86m)  
 Landing  
 Bedroom  
 11'4 x 10'2 (3.45m x 3.10m)  
 Bedroom  
 10'2 x 11'2 (3.10m x 3.40m)  
 Bedroom  
 8'2 x 8'3 (2.49m x 2.51m)  
 Bathroom  
 Garden  
 Off street parking

