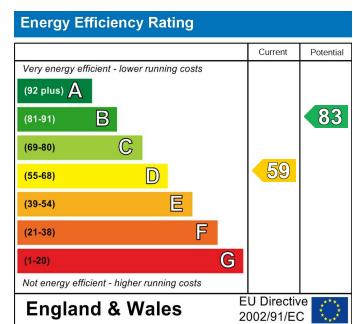




Ground Floor



Floor 1



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 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

Approximate total area<sup>10</sup>  
738.05 ft<sup>2</sup>  
68.57 m<sup>2</sup>

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 £400,000 Aldrich Crescent, Croydon, CR0 0NP



This three bedroom semi detached family home situated on the popular "Boots" development is offered to the market with no onward chain. It is conveniently located for the Tramlink, bus services, local shops and amenities and a good variety of schools close by. Internally the property benefits from a refitted bathroom, living room measuring 13'3 x 14'8, fitted kitchen, double glazed windows, gas central heating via radiators, private rear garden and off street parking. Call now to avoid disappointment. Freehold/ Croydon council tax band C/ EPC D.

Entrance Hall

Living Room

13'3 x 14'8 (4.04m x 4.47m)

Kitchen

8'4 x 13'6 (2.54m x 4.11m)

Landing

Bedroom

12'11 x 10'9 (3.94m x 3.28m)

Bedroom

8'11 x 11'6 (2.72m x 3.51m)

Bedroom

9'10 x 6'10 (3.00m x 2.08m)

Bathroom

Garden

Off Street Parking

