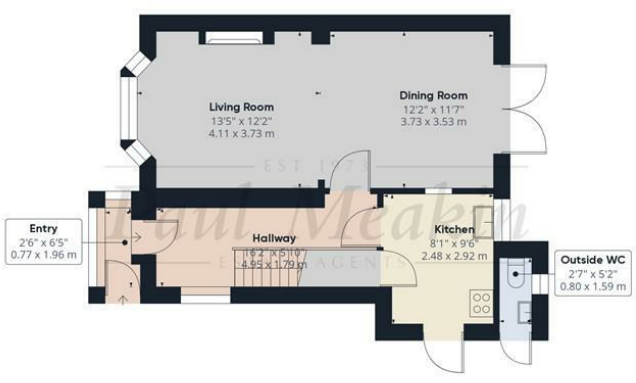




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**Paul Meakin** ESTATE AGENTS  
**Offers In Excess Of £550,000** Abbots Green, Croydon, CR0 5BL



Ground Floor Building 1



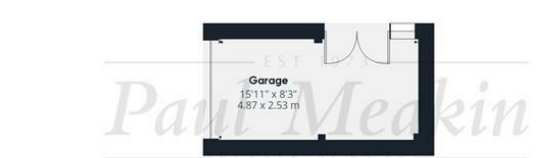
Floor 1 Building 1

Approximate total area<sup>®</sup>  
1101.06 ft<sup>2</sup>  
102.29 m<sup>2</sup>

Excluding balconies and terraces

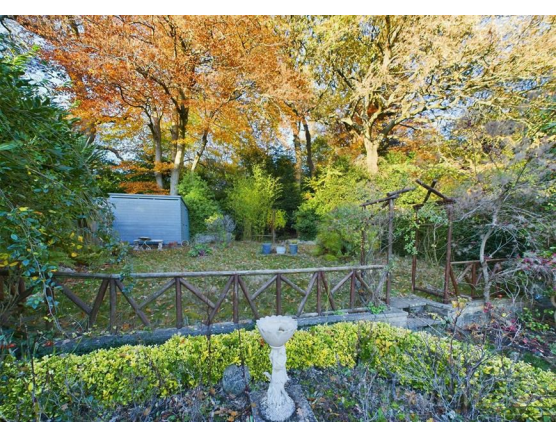
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Ground Floor Building 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	



We are delighted to offer this CHAIN FREE three bedroom semi detached family home which is situated in a cul de sac location, enjoying far reaching views and over looking green space. Internally the property benefits from a large through lounge, fitted kitchen, refitted shower room, three good size bedrooms, outside W.C, landscaped rear garden, detached garage and off street parking. This property is conveniently located for both Gravel Hill & Coombe Lane tramstops, frequent bus services, Addington Palace Golf Course, a variety or good private and state schools as well as local amenities. View now to appreciate all the benefits of this family home. Freehold/ Croydon council tax band E/ EPC D.

TAX BAND: E

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



Porch

Hallway

Kitchen

8'1 x 9'6 (2.46m x 2.90m)

Living Room

13'5 x 12'2 (4.09m x 3.71m)

Dining Room

12'2 x 11'7 (3.71m x 3.53m)

Landing

Bedroom

13'8 x 11'7 (4.17m x 3.53m)

Bedroom

12'6 x 11'7 (3.81m x 3.53m)

Bedroom

7'7 x 6'5 (2.31m x 1.96m)

Shower Room

Garden

Outside W/C

Garage

15'11 x 8'3 (4.85m x 2.51m)

Off Street Parking

