



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 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>(1)</sup>  
901.15 ft<sup>2</sup>  
83.72 m<sup>2</sup>

Reduced headroom  
0.8 ft<sup>2</sup>  
0.07 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 are based on RICS IPMS 3C standard.

GIRAFFE360



EST 1973  
**Paul Meakin**  
ESTATE AGENTS

£390,000 King Henrys Drive, Croydon, CR0 0AA



Welcome to the market is this modernised 2 bedroom semi-detached family home. Situated in the convenient location of King Henrys Drive, close to all of New Addington's shops and amenities, including New Addington's Central Parade. Close by, you also have the 64 bus route, which can take you into Central Croydon and surrounding areas.

Internally, this property benefits from a newly refitted kitchen and three piece bathroom, large reception room, downstairs WC, two double bedrooms, gas central heating via radiators, double glazed windows throughout, landscaped rear garden, off-street parking for multiple cars and a garage ideal for creating an extra room/bedroom STPP.

Call 020 8651 1234 now to view this stunning home!

## Viewing Notes:

## Entry

## Hallway

## Garage

WC

## Kitchen

9'4" x 8'4" (2.86 x 2.55)

## Living Room

22'0" x 10'0" (6.71 x 3.07)

## Landing

## Bedroom

11'2" x 15'2" (3.42 x 4.64)

## Bedroom

10'6" x 10'0" (3.22 x 3.05)

## Bathroom

## Garden

