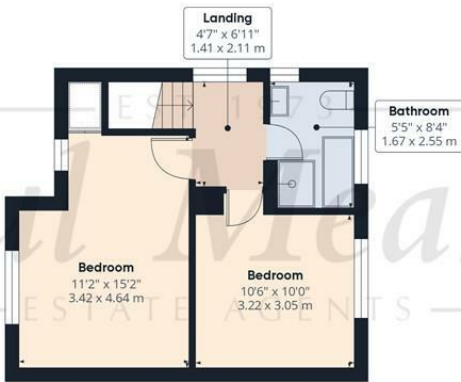


Ground Floor



Floor 1

Approximate total area⁽¹⁾
901.15 ft²
83.72 m²

Reduced headroom
0.8 ft²
0.07 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

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	



Welcomed 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!

Garden

[illegible]