



Paul Meakin
ESTATE AGENTS

Approximate total area⁽¹⁾

879.62 ft²
81.72 m²

Reduced headroom

13.12 ft²
1.22 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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



EST 1973
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£350,000 Brierley, Croydon, CR0 9DQ

CONCRETE CONSTRUCTION - This is an ideal situation to acquire this three bedroom mid terraced family home which is situated in New Addington and is conveniently located for frequent bus services, amenities and Fieldway Tramstop. Internally the property benefits from a fitted kitchen and bathroom, useful downstairs cloakroom, living room measuring 11'10 x 20'0, double glazeing, gas central heating via radiators and a landscaped rear garden. Call now to appreciate this well priced property. Freehold / Croydon Council tax band C/ EPC D rating.

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	

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

Entrance Hall

Downstairs Cloakroom

Kitchen

9'11 x 10'6 (3.02m x 3.20m)

Living Room

11'10 x 20'0 (3.61m x 6.10m)

Landing

Bedroom

11'6 x 12'9 (3.51m x 3.89m)

Bedroom

11'0 x 11'11 (3.35m x 3.63m)

Bedroom

9'11 x 6'11 (3.02m x 2.11m)

Bathroom

Garden

