



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 694.85 ft<sup>2</sup>  
 64.55 m<sup>2</sup>

Reduced headroom  
 9.41 ft<sup>2</sup>  
 0.87 m<sup>2</sup>

(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



Ground Floor Building 2

EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

**£325,000** Dunley Drive, Croydon, CR0 0RG



We would like to welcome to the market this two double bedroom semi detached family home which is situated on a popular residential road and is conveniently located for local schools, frequent bus services to surrounding areas, Fieldway Tram stop and local amenities. Internally this property does require modernising throughout but has been priced accordingly and benefits from a fitted kitchen & shower room, living room measuring 19'6 x 9'5, gas central heating via radiators and private rear garden with store room. This property is CHAIN FREE so call now to avoid disappointment. Freehold/ Croydon Council tax band C/ EPC D.

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>		<b>76</b>
(55-68) <b>D</b>	<b>61</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	

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 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

VIEWING NOTES:

Entrance Hall

Living Room

19'6 x 9'5 (5.94m x 2.87m)

Kitchen

9'3 x 7'4 (2.82m x 2.24m)

Landing

Bedroom

8'11 x 13'10 (2.72m x 4.22m)

Bedroom

10'4 x 10'8 (3.15m x 3.25m)

Shower room

Garden

Store Room

6'0 x 7'10 (1.83m x 2.39m)

