



Approximate total area⁽¹⁾
 862 ft²
 80 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



£325,000 Danebury, Croydon, CR0 9EW

With NO ONWARD CHAIN, this three bedroom, end-of-terrace family home is welcomed to the market.

Situated on the popular Fieldway development, conveniently located for frequent bus and tram services into Central Croydon and surrounding areas, a variety of schools, Lidl supermarket, all of New Addington's shops and amenities' and a number of nearby parks.

Internally, the property boasts a refitted kitchen, large living and dining room space, useful downstairs cloakroom, three sizeable bedrooms, fitted family bathroom, double glazed windows and a well-maintained private rear garden.

Your earliest viewing is warranted to appreciate size and location!

Freehold/ Croydon council tax band C/ EPC Rating D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(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



- CHAIN FREE
- Three sizeable bedrooms
- End-Of-Terrace
- Private rear garden

Entrance Hall

W.C

Kitchen

10'2 x 9'10 (3.10m x 3.00m)

Living Room

11'7 x 11'10 (3.53m x 3.61m)

Dining Room

7'11 x 11'10 (2.41m x 3.61m)

Landing

Bedroom

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

Bedroom

12'8 x 11'5 (3.86m x 3.48m)

Bedroom

6'11 x 9'10 (2.11m x 3.00m)

Bathroom

Garden

