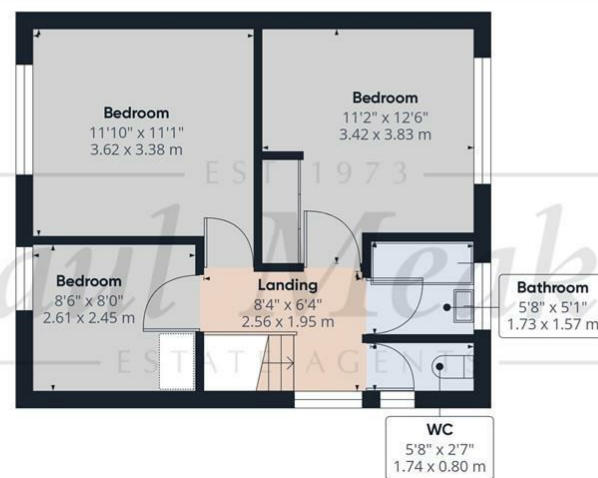




Ground Floor



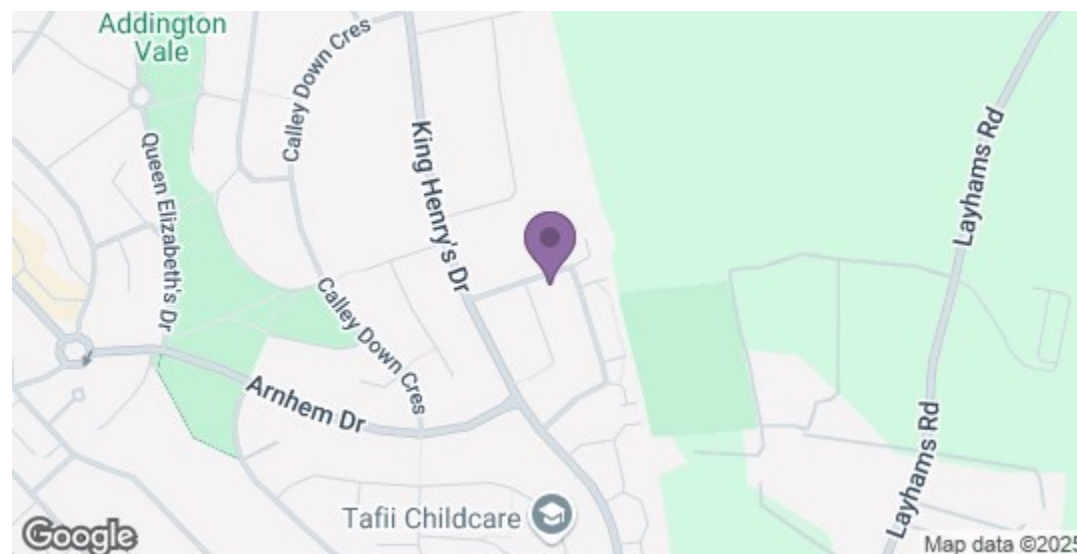
Floor 1

Approximate total area⁽¹⁾
855.3 ft²
79.46 m²

(1) Excluding balconies and terraces.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	83
(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 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



EST 1973
Paul Meakin Asking Price of £350,000 Warbank Crescent, Croydon, CR0 0AS
ESTATE AGENTS

A 'Chain Free' three bedroom semi detached family home, in need of complete modernisation, this property boasts potential to extend STPP and is a great purchase for buyers looking to create their perfect home. Large reception room, good sized kitchen, three large bedrooms and family bathroom to first floor. Located in a popular residential area in New Addington, this property benefits from an excellent array of local amenities including shops, restaurants and new leisure centre with pool. For commuters the property is a short distance from New Addington tram with direct links to Croydon town centre and surrounding areas. Freehold/ Croydon council tax band C/ EPC D.

[illegible]

Garden

