



Approximate total area⁽¹⁾
 760.84 ft²
 70.68 m²

Reduced headroom
 11.23 ft²
 1.04 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
Paul Meakin
 ESTATE AGENTS

£350,000 Salcot Crescent, Croydon, CR0 0JH

We are delighted to welcome to the market this CHAIN FREE two double bedroom semi detached family home which is situated in the main part of New Addington. The property benefits from a kitchen with access to the garden, garage and downstairs W/C, living room, fitted family bathroom, double glazed windows throughout, gas central heating via radiators and off street parking for several cars.

This property is situated on the Boots estate which is conveniently located for Lidl and Central Parades amenities, the tramlink and frequent bus services to surrounding areas. View now to appreciate size and standard.



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	65	
(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	

VIEWING NOTES:

ENTRANCE HALL

LIVING ROOM

9'10" x 13'10" (3 x 4.22)

KITCHEN

10'11" x 7'11" (3.33 x 2.41)

HALLWAY

DOWNSTAIRS W/C

STORAGE CUPBOARD

LANDING

BEDROOM ONE

9'10" x 13'10" (3 x 4.22)

BEDROOM TWO

14'0" x 8'5" (4.27 x 2.57)

BATHROOM

GARDEN

GARAGE

OFF STREET PARKING

