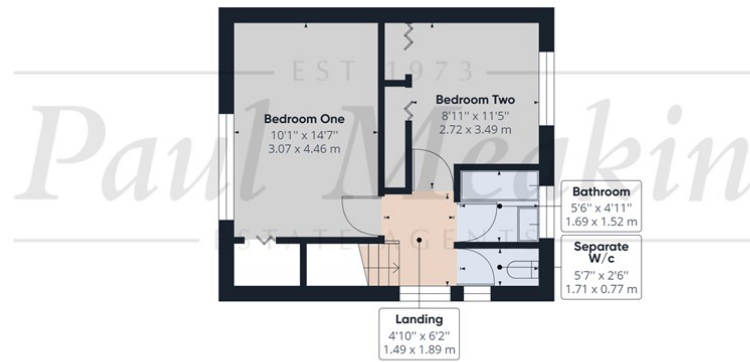


Ground Floor Building 1



Approximate total area<sup>(1)</sup>  
 926.09 ft<sup>2</sup>  
 86.04 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terrace

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** £340,000 King Henrys Drive, Croydon, CR0 0AF  
 ESTATE AGENTS

- Chain Free
- Conservatory
- Off street parking
- Close to amenities and transport links
- Another property entrusted to Paul Meakin

Offered to the market is this CHAIN FREE two double bedroom semi-detached family home which is situated in at the 'Top End' of New Addington and is conveniently located for a variety of schools, amenities and good transport links. Internally the property benefits from a fitted kitchen, living room and bathroom, conservatory, lean to, double glazed windows throughout, gas central heating via radiators, good size rear garden and off street parking. Call now to avoid disappointment.



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  
LOUNGE  
23'3" x 11'2" (7.09 x 3.4)  
KITCHEN  
9'4" x 7'9" (2.84 x 2.36)  
CONSERVATORY  
18'2" x 7'3" (5.54 x 2.21)  
LANDING  
BEDROOM ONE  
10'1" x 14'7" (3.07 x 4.44)  
BEDROOM TWO  
11'5" x 8'11" (3.48 x 2.72)  
BATHROOM  
SEPARATE W/C  
LEAN TO  
GARDEN  
STORAGE ROOM  
OFF STREET PARKING

