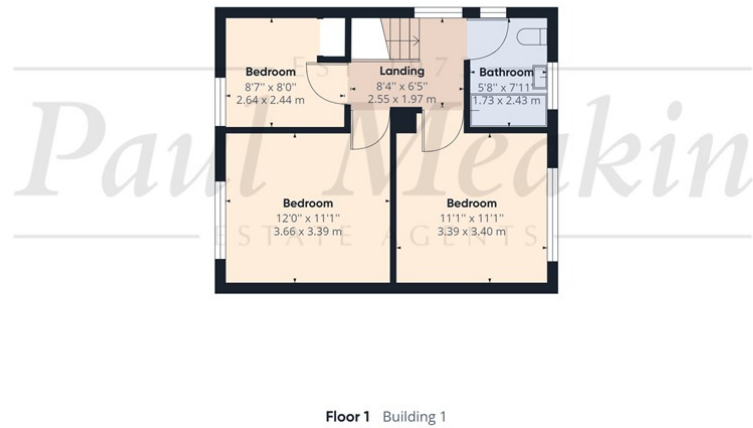


Approximate total area⁽¹⁾
 1001.45 ft²
 93.04 m²



(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 £450,000 Fairchildes Avenue, Croydon, CR0 0AN
 ESTATE AGENTS

- Garden
- Utility room
- Off street parking
- Close to amenities and transport links
- Another property entrusted to Paul Meakin

We are delighted to offer to the market this three bedroom semi-detached house family home. Fairchildes is situated at the top end of New Addington and is the perfect location for frequent transport links to Croydon's main line stations, local shops and amenities and is within the catchment area for Fairchild's Primary School. Internally the property benefits from living room, re-fitted kitchen, utility room, double glazed throughout, gas central heating via radiators, private rear garden and off street parking for ample cars. Call us now to book your viewing appointment



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(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

LIVING ROOM
23'2" x 12'5" (7.06 x 3.78)

KITCHEN
10'2" x 7'10" (3.1 x 2.39)

UTILITY ROOM
5'11" x 12'4" (1.8 x 3.76)

LANDING

BEDROOM ONE
12'0" x 11'1" (3.66 x 3.38)

BEDROOM TWO
11'1" x 11'1" (3.38 x 3.38)

BEDROOM THREE
8'7" x 8'0" (2.62 x 2.44)

BATHROOM

GARDEN

OFF STREET PARKING

