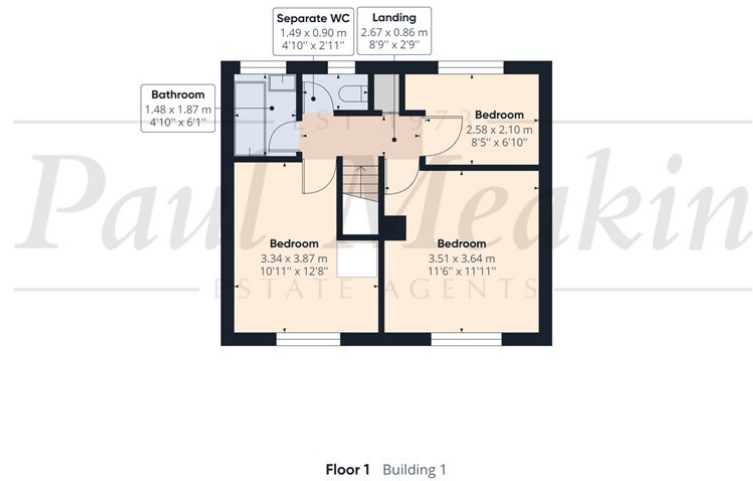




Approximate total area⁽¹⁾
 929.70 ft²
 86.37 m²



(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 £425,000 Headley Drive, Croydon, CR0 0QH
 ESTATE AGENTS

We would like to welcome to the market this exceptionally well presented and extended three bedroom end terraced family home which is situated on a popular residential road and is conveniently located for frequent bus services, local amenities, a variety of schools and Fieldway Tram stop. Internally the property benefits from a refitted kitchen and bathroom, two separate reception rooms, useful office area with walkway offering storage, rear garden and paved driveway with parking for several cars. Call now to appreciate this family home and all it has to offer.



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	
45	83

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 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

ENTRANCE HALL

LIVING ROOM
9'10" x 19'0" (3 x 5.79)

DINING ROOM
7'8" x 9'6" (2.34 x 2.9)

KITCHEN
12'5" x 9'0" (3.78 x 2.74)

WALKWAY
4'3" x 15'2" (1.3 x 4.62)

OFFICE AREA
7'8" x 6'7" (2.34 x 2.01)

LANDING

BEDROOM
11'6" x 11'11" (3.51 x 3.63)

BEDROOM
10'11" x 12'8" (3.33 x 3.86)

BEDROOM
8'5" x 6'10" (2.57 x 2.08)

BATHROOM

SEPARATE W.C

GARDEN

OFF STREET PARKING

