



Approximate total area⁽¹⁾
 869.94 ft²
 80.82 m²

Reduced headroom
 13.89 ft²
 1.29 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



£330,000 Bygrove, Croydon, CR0 9DG



CONCRETE CONSTRUCTION This is an ideal opportunity to acquire this CHAIN FREE three bedroom terraced family home which is situated in New Addington and is conveniently located for frequent bus services, amenities and Fieldway Tramstop. Internally the property does require some updating but benefits from a fitted kitchen and wet room, useful downstairs cloakroom, open plan living/dining room, three double bedrooms, double glazing, gas central heating via radiators throughout and a generous size rear garden.

Call now to appreciate this property. Freehold / Croydon Council tax band C / EPC C rating.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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: D

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

Hallway

Downstairs WC

Kitchen

10'0" x 10'4" (3.05 x 3.17)

Living Room

11'11" x 20'0" (3.64 x 6.11)

Landing

Bathroom

9'1" x 4'7" (2.77 x 1.42)

Bedroom

11'6" x 12'11" (3.53 x 3.95)

Bedroom

9'2" x 11'11" (2.80 x 3.65)

Bedroom

9'11" x 6'10" (3.04 x 2.09)

Rear Garden

