



**Approximate total area<sup>(1)</sup>**  
 942.27 ft<sup>2</sup>  
 87.54 m<sup>2</sup>

**Reduced headroom**  
 9.16 ft<sup>2</sup>  
 0.85 m<sup>2</sup>

(1) Excluding balconies and terrace:

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** £415,000 King Henrys Drive, Croydon, CR0 0HN  
 ESTATE AGENTS

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

Offered to the market is this well presented three 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 refitted kitchen, living room and bathroom, useful utility and storage room, conservatory, gas central heating via radiators, large 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			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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



ENTRANCE HALL

LIVING ROOM  
23'7" x 12'7" (7.19 x 3.84)

KITCHEN  
11'7" x 7'10" (3.53 x 2.39)

LANDING

BEDROOM ONE  
11'11" x 11'1" (3.63 x 3.38)

BEDROOM TWO  
11'3" x 13'0" (3.43 x 3.96)

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

BATHROOM

SEPARATE W/C

UTILITY ROOM

STORAGE ROOM

CONSERVATORY

GARDEN

OFF STREET PARKING

