



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
743.64 ft²
69.09 m²

(1) Excluding balconies and terrace:

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

GIRAFFE360



£350,000 Arnhem Drive, Croydon, CR0 0EF

- Large garden
- Fitted kitchen
- Wet room
- Close to amenities and transport links
- Another property entrusted to Paul Meakin

Offered to the market with no onward chain is this two double bedroom end of terrace family home which is situated in the top end of New Addington and is conveniently located bus services, the Tramstop and New Addingtons local amenities. Internally the property benefits from a fitted kitchen, lounge measuring 19'1 x 12, wet room, gas central heating via radiators, large rear garden and storage shed. Call now to appreciate size and location.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | |
| (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
KITCHEN
10'5" x 8'4" (3.18 x 2.54)
LIVING ROOM
19'1" x 12'0" (5.82 x 3.66)
LANDING
BEDROOM ONE
9'11" x 17'4" (3.02 x 5.28)
BEDROOM TWO
8'10" x 12'1" (2.69 x 3.68)
SHOWER ROOM
GARDEN
STORAGE SHED
9'1" x 5'0" (2.77 x 1.52)

