



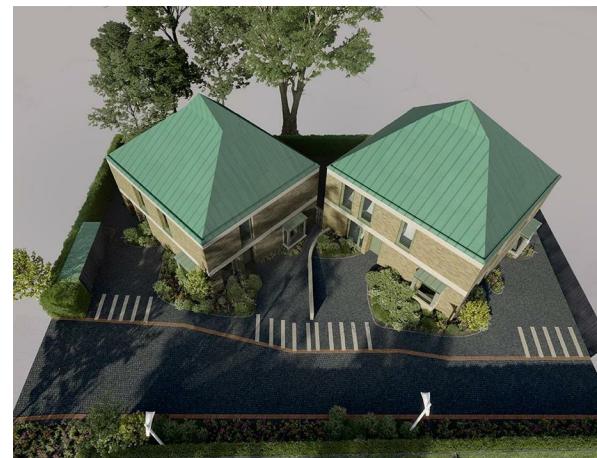
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: New Build

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



£650,000 The Warren, Croydon, CR0 9AL



Welcome to the market is this luxury new build development offering four semi detached family homes which benefit from four bedrooms, ensuite to master bedroom, impressive open plan kitchen/diner, separate living room, useful downstairs cloakroom with small utility, family bathroom, garden and off street parking for one car. This development is overlooking green space and is conveniently located for both Forestdale & Courtwood Primary schools, frequent bus services, Gravel Hill tramstop and local amenities. The estimated completion of this development is July. Call now to buy off plan or to be added to the waiting list.



Freehold / Croydon council tax band TBC / Epc rating TBC.

Living Room

16'8 x 12'1 (5.08m x 3.68m)

Kitchen/Diner

16'8 x 10'10 (5.08m x 3.30m)

Downstairs W.C

Landing

Bedroom one

16'8 x 10'11 (5.08m x 3.33m)

Ensuite

Bedroom Two

8'6 x 11'10 (2.59m x 3.61m)

Bedroom Three

7'10 x 12'1 (2.39m x 3.68m)

Bathroom

Bedroom Four

11'5 x 18'4 (3.48m x 5.59m)

Garden

Off street parking

## VIEWING NOTES:

