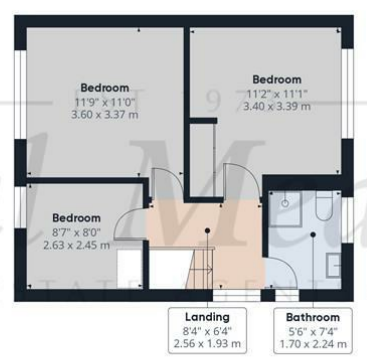


Ground Floor



Floor 1

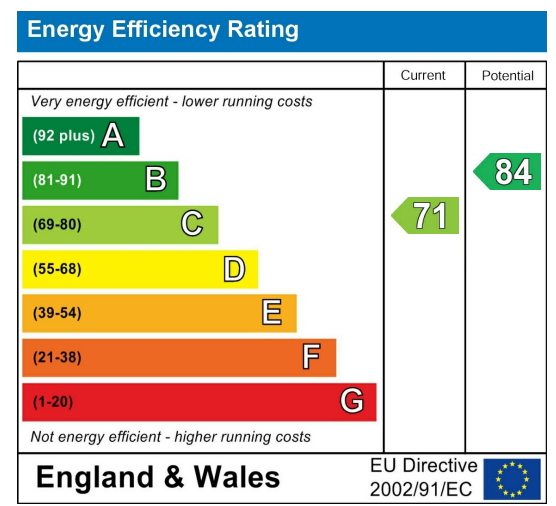
Approximate total area<sup>®</sup>  
1178.33 ft<sup>2</sup>  
109.47 m<sup>2</sup>

(1) Excluding balconies and terraces

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



TAX BAND: C

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



£425,000 King Henrys Drive, Croydon, CR0 0AB



Welcomed to the market is this modernised 3 bedroom semi-detached family home. Situated in the convenient location of King Henrys Drive, close to all of New Addington's shops and amenities, including New Addington's Central Parade. Close by, you also have the 64 bus route, which can take you into Central Croydon and surrounding areas. Internally, this property benefits from a newly refitted kitchen and shower room, large reception room leading to a light and airy conservatory, downstairs WC, three good sized bedrooms, gas central heating via radiators, double glazed windows throughout, large rear garden, off-street parking for multiple cars and single garage ideal for creating an extra room/bedroom STPP. Call now to view this stunning home!

EPC Rating C / Council Tax Band C / Freehold.



Living Room

23'4" x 11'1" (7.12 x 3.39)

Sunroom

9'3" x 9'10" (2.83 x 3.02)

Kitchen

11'6" x 7'8" (3.52 x 2.36)

Hallway

Entry

Hallway

Storage

WC

Storage

Landing

Bedroom

11'9" x 11'0" (3.60 x 3.37)

Bedroom

11'1" x 11'1" (3.40 x 3.39)

Bedroom

8'7" x 8'0" (2.63 x 2.45)

Bathroom

Garage

16'5" x 7'9" (5.02 x 2.38)

Garden

Off street parking

