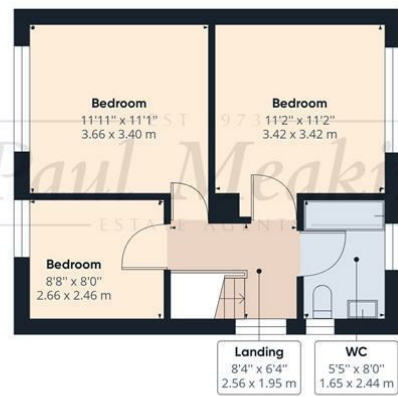


Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1134.46 ft<sup>2</sup>  
 105.39 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.

GIRAFFE 360

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 62      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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



£415,000 Arnhem Drive, Croydon, CR0 0EE



Welcomed to the market is this three bedroom semi detached family home situated in the top part of New Addington and within close proximity to Central Parade with its shops and amenities. Internally this property benefits from a through lounge, conservatory, fitted kitchen, storage space, fitted bathroom, double glazed windows throughout, gas central heating via radiators, rear garden and off street parking. This property is conveniently located for the Tramlink, bus services and a variety of schools. Call now to arrange your appointment. Freehold / Croydon council tax band C/ EPC D.

Entrance Hall

Kitchen

11'9 x 7'11 (3.58m x 2.41m)

Living Room

23'5 x 10'11 (7.14m x 3.33m)

Conservatory

12'3 x 9'8 (3.73m x 2.95m)

Storage

17'5 x 3'9 (5.31m x 1.14m)

Storage Room

11'8 x 4'11 (3.56m x 1.50m)

Landing

Bedroom

11'11 x 11'1 (3.63m x 3.38m)

Bedroom

11'2 x 11'2 (3.40m x 3.40m)

Bedroom

8'8 x 8'0 (2.64m x 2.44m)

Bathroom

Garden

Off street parking



VIEWING NOTES:

