



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
 738.05 ft<sup>2</sup>  
 68.57 m<sup>2</sup>

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



Offers In Excess Of £400,000 Aldrich Crescent,  
 Croydon, CRO 0ND



This three bedroom semi detached family home situated on the popular "Boots" development is offered to the market with no onward chain. It is conveniently located for the Tramlink, bus services, local shops and amenities and a good variety of schools close by. Internally the property benefits from a refitted bathroom, living room measuring 13'3 x 14'8, fitted kitchen, double glazed windows, gas central heating via radiators, private rear garden and off street parking. Call now to avoid disappointment. Freehold/ Croydon council tax band C/ EPC D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

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

Entrance Hall

Living Room

13'3 x 14'8 (4.04m x 4.47m)

Kitchen

8'4 x 13'6 (2.54m x 4.11m)

Landing

Bedroom

12'11 x 10'9 (3.94m x 3.28m)

Bedroom

8'11 x 11'6 (2.72m x 3.51m)

Bedroom

9'10 x 6'10 (3.00m x 2.08m)

Bathroom

Garden

Off Street Parking

