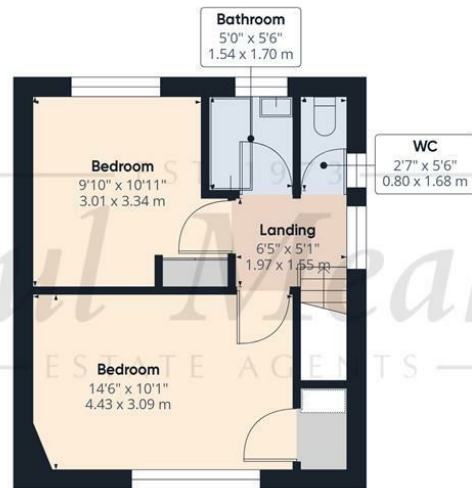


Ground Floor



Floor 1

EST 1973
Paul Meakin
 ESTATE AGENTS

Approximate total area⁽¹⁾
 792.87 ft²
 73.66 m²

Reduced headroom
 10.45 ft²
 0.97 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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

GIRAFFE360

EST 1973
Paul Meakin
 ESTATE AGENTS

Offers In Excess Of £315,000 King Henrys Drive, Croydon, CRO 0AI



Welcomed to the market is this two bedroom end of terrace home which does require some updating internally. This property benefits from two separate reception rooms, fitted kitchen and bathroom with separate W.C, covered walkway with storage, gas central heating via radiators and rear garden. Set back within a crescent this property is conveniently located for Fairchildes Primary and Secondary Schools, frequent bus services and local amenities.

This property also has planning approved for the conversion to change it into 2 maisonettes. (a 2-bedroom and 3-bedroom).

Freehold/ Croydon council tax band C / EPC D.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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: 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

