



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1087.75 ft<sup>2</sup>  
 101.06 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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



Offers In Excess Of £375,000 Fairchildes Avenue, Croydon, CR0 0AL



Welcomed to the market at the top end of New Addington is this three bedroom semi detached family home which does require some updating internally but benefits from a fitted kitchen and bathroom, two separate reception rooms, level rear garden, lean to with storage rooms, gas central heating via radiators, double glazed windows throughout and off street parking.

This property is conveniently located for Fairchildes Primary and Secondary schools, local shops and amenities, Milne Park recreational ground and the 64 bus service. Call now to book your viewing. Freehold/ Croydon Council tax band C/ EPC D.

Entrance Hall

Living Room

12'7 x 16'2 (3.84m x 4.93m)

Dining Room

10'7 x 7'0 (3.23m x 2.13m)

Kitchen

7'11 x 9'2 (2.41m x 2.79m)

Landing

Bedroom

11'2 x 11'11 (3.40m x 3.63m)

Bedroom

11'1 x 11'2 (3.38m x 3.40m)

Bedroom

7'11 x 8'8 (2.41m x 2.64m)

Bathroom

Separate W/C

Garden

Lean to

9'10 x 12'0 (3.00m x 3.66m)

Storage cupboard

Storage Room

6'1 x 7'8 (1.85m x 2.34m)

Off Street Parking

## VIEWING NOTES:

