



Ensuite
 6'8" x 3'10"
 2.04 x 1.19 m

Approximate total area^m
 1167.44 ft²
 108.46 m²

(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.



£575,000 The Warren, Croydon, CR0 9AL



Welcomed to the market is this luxury new build development offering four semi detached family homes which benefit from four bedrooms, ensuite to master bedroom, impressive open plan kitchen/diner, separate living room, useful downstairs cloakroom with small utility, family bathroom, garden and off street parking for one car. This development is over looking green space and is conveniently located for both Forestdale & Courtwood Primary schools, frequent bus services, Gravel Hill tramstop and local amenities.

Freehold / Croydon council tax band TBC / Epc rating TBC.

Energy Efficiency Rating

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

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

