



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>m</sup>  
 1071.82 ft<sup>2</sup>  
 99.58 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



Ground Floor Building 2

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: 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 £400,000 Walton Green, New Addington, CR0 0TZ



Welcomed to the market is this completely re-modernised 3 bedroom end of terrace family home. Internally the property downstairs offers a spacious refitted kitchen with integrated appliances and breakfast bar, separate living room and a newly fitted downstairs shower room and large porch. Upstairs comprises of three good sized bedrooms and a four piece family bathroom. The rear of the property offers a wrap around west-facing garden with side access and a large games room with power and light. The front of the property offers a driveway for 2 cars along with an electric charging point. The property is double glazed throughout (fitted 2 years ago), gas central heating, spotlights throughout and has PIV system fitted. This property is conveniently located for Central Parade with its numerous shops, amenities, restaurants and Leisure Centre as well as frequent bus and tram services. Call now to avoid disappointment! Freehold / Croydon Council Tax Band C / EPC on order.

Porch

Hallway

Living Room  
13'4 x 11'6 (4.06m x 3.51m)

Kitchen  
9'0 x 19'4 (2.74m x 5.89m)

Shower Room

Landing

Bedroom  
11'6 x 11'7 (3.51m x 3.53m)

Bedroom  
10'11 x 11'4 (3.33m x 3.45m)

Bedroom  
13'5 x 7'9 (4.09m x 2.36m)

Bathroom

Garden

Games Room  
15'9 x 12'6 (4.80m x 3.81m)

Off Street Parking

