



Approximate total area

897.93 ft<sup>2</sup>

83.42 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.

GIRAFFE 360

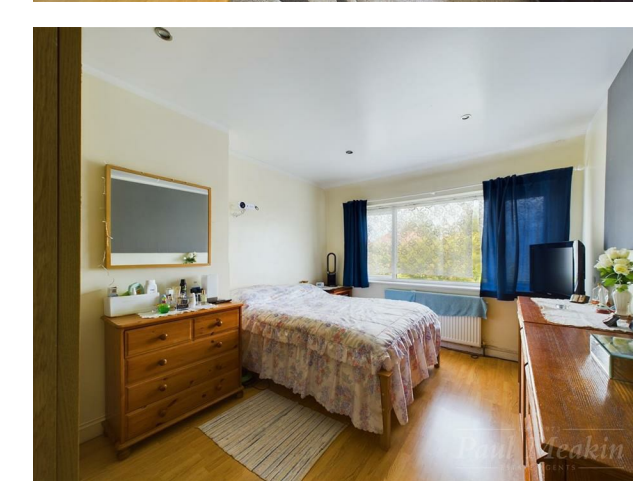


EST 1973

Paul Meakin

ESTATE AGENTS

£425,000 Grenville Road, Croydon, CR0 0NY



Welcomed to the market is this CHAIN FREE 3 bedroom semi detached family home. Situated on the popular "Boots" development near all of New Addington's popular shops and amenities, also with transport links into Central Croydon and surrounding areas. Internally, this property benefits from two separate reception rooms, two double bedrooms, double glazed windows and gas central heating via radiators. The property also has a private rear garden and off-street parking. Call now to avoid disappointment.

Croydon Tax Band C / Freehold / EPC D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(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



### Viewing Notes:

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

