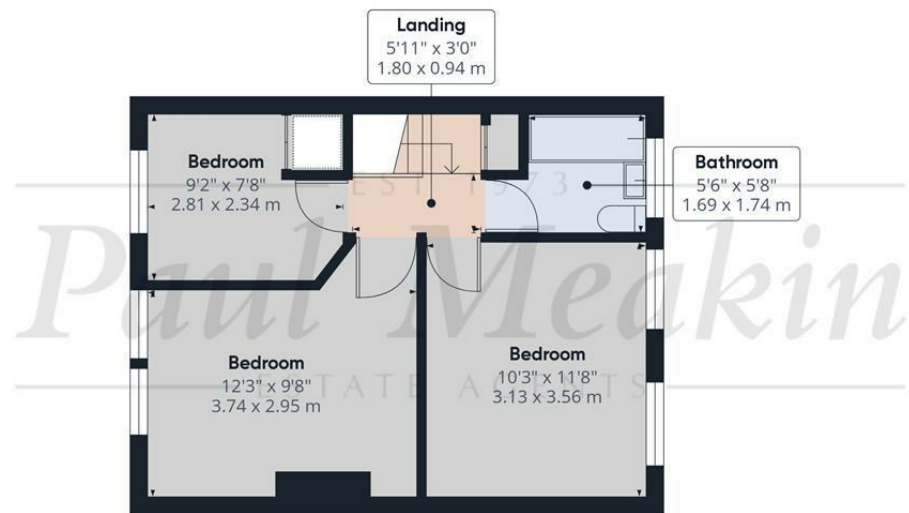


Ground Floor



Floor 1



Approximate total area[®]
 732.7 ft²
 68.07 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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		63	80
EU Directive 2002/91/EC			



TAX BAND: D

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 Over £415,000 Queen Elizabeths Drive, Croydon, CR0 0HE

Presented to the market is this CHAIN FREE three bedroom mid terrace family home. Situated on a quiet road over looking green space. Internally, this property benefits from a fitted kitchen and refitted bathroom, living area leading into a large kitchen/diner, gas central heating and double glazed windows. The property also has a large private landscaped rear garden, with patio space and tiered sections. The property is conveniently located near King Henrys Drive, close to all of New Addington's shops and amenities and only a walk away from convenient transport links into Central Croydon and surrounding areas. Call now to avoid disappointment. Freehold / Croydon Council Tax Band C / EPC D.

Hallway

Living Room

14'4" x 12'7" (4.38 x 3.84)

Kitchen/Diner

10'3" x 15'9" (3.13 x 4.81)

Landing

Bathroom

Bedroom

10'3" x 11'8" (3.13 x 3.56)

Bedroom

12'3" x 9'8" (3.74 x 2.95)

Bedroom

9'2" x 7'8" (2.81 x 2.34)

Front Garden

Rear Garden

