



Ground Floor



Floor 1

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

Approximate total area<sup>1)</sup>  
 866.82 ft<sup>2</sup>  
 80.53 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**£390,000** Headley Drive, Croydon, CR0 0QG



Offered to the market with NO ONWARD CHAIN is this three bedroom mid terraced family home which situated close to amenities, shops, frequent bus services and a good choice of surrounding schools. Internally the property offers a refitted kitchen leading to dining area, living room measuring 9'11 x 19'2, shower room with separate W.C, large rear garden, double glazed windows, gas central heating via radiators and off street parking. Freehold/ Croydon council tax band C/ EPC on order.



VIEWING NOTES:

Porch

Living Room

9'11 x 19'2 (3.02m x 5.84m)

Dining Area

11'0 x 9'5 (3.35m x 2.87m)

Kitchen

12'7 x 9'1 (3.84m x 2.77m)

Landing

Bedroom

11'6 x 11'9 (3.51m x 3.58m)

Bedroom

11'0 x 12'6 (3.35m x 3.81m)

Bedroom

10'1 x 7'0 (3.07m x 2.13m)

Shower Room

W.C

Garden

Off street parking

