



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 974.35 ft²
 90.52 m²

Reduced headroom
 11.3 ft²
 1.05 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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



£385,000 Aldrich Crescent, Croydon, CR0 0NQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(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	



Welcomed on the popular Boots development is this extended and well presented two double bedroom semi detached family home which internally comprises of an impressive open plan kitchen/diner leading onto living room, useful downstairs cloakroom, refitted shower room, double glazed windows throughout, gas central heating via radiators, shutter blinds, large landscaped rear garden with detached garage and off street parking for two cars.

This property is situated close to Central Parade with its shops and amenities, the Tramlink, frequent bus services to surrounding areas and a good variety of schools. Call now to appreciate this family home. Freehold/ Croydon council tax band D/ EPC D.

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

Porch

Hallway

W.C

Kitchen

7'6 x 7'0 (2.29m x 2.13m)

Kitchen/diner

10'1 x 17'0 (3.07m x 5.18m)

Living Room

18'10 x 9'8 (5.74m x 2.95m)

Landing

Bedroom

8'7 x 14'2 (2.62m x 4.32m)

Bedroom

9'10 x 10'11 (3.00m x 3.33m)

Shower Room

Garden

Garage

17'10 x 9'4 (5.44m x 2.84m)

Off Street parking

