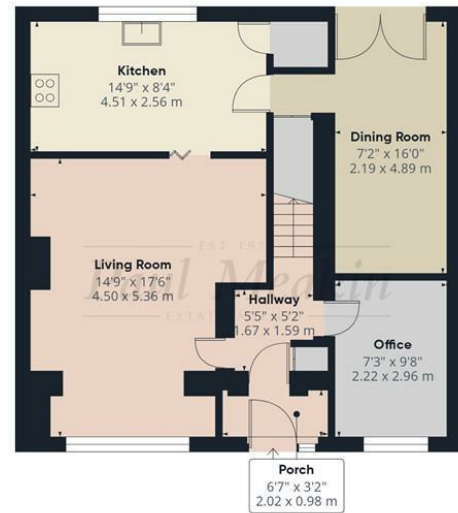
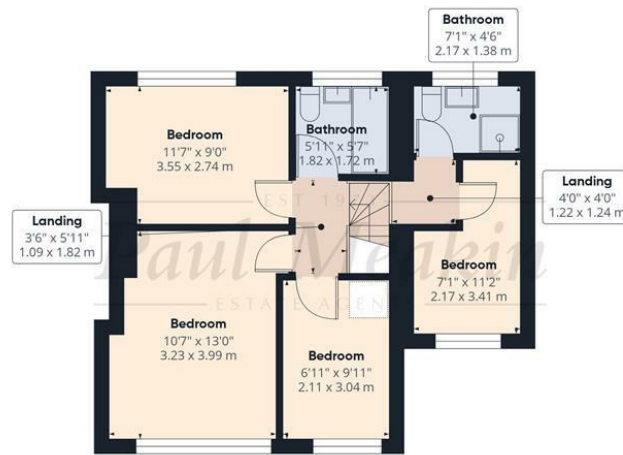




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1339 ft²
124.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Porch	Office	Bedroom
Entrance Hall	7'3 x 9'8 (2.21m x 2.95m)	7'1 x 11'2 (2.16m x 3.40m)
Living Room	Landing	Shower Room
14'9 x 17'6 (4.50m x 5.33m)	Bedroom	Bedroom
Kitchen	10'7 x 13'0 (3.23m x 3.96m)	6'11 x 9'11 (2.11m x 3.02m)
14'9 x 8'4 (4.50m x 2.54m)	Bedroom	Bathroom
Dining Room	11'7 x 9'0 (3.53m x 2.74m)	Garden
7'2 x 16'0 (2.18m x 4.88m)		Off street parking

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 In Excess Of £500,000 Salcot Crescent, Croydon, CRO 0 1H



Welcome to this charming extended four-bedroom semi-detached house located on Salcot Crescent in the top end area of New Addington, Croydon. This delightful property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for relaxation and entertaining and a separate study. The heart of the home is the refitted kitchen, which is both modern and functional, perfect for those who enjoy cooking and family gatherings.

Upstairs, you will find a well-appointed shower room and a separate bathroom, ensuring convenience for the whole family. The four generously sized bedrooms offer plenty of room for rest and personal space, making this home ideal for families or those looking for extra room to grow.

The property also benefits from a lovely rear garden, providing a peaceful outdoor retreat for gardening enthusiasts or a safe play area for children. Additionally, off-street parking is available, a valuable feature in this bustling area.

Situated close to Central Parade, residents will enjoy easy access to a variety of amenities, including local shops and services. The excellent transport links, including bus services and the tram link, make commuting to central Croydon and beyond a breeze.

This property presents a wonderful opportunity for those seeking a spacious family home in a vibrant community. Do not miss the chance to make this lovely house your new home.

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	67 76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

