



4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

Boundary Way | Croydon | CR0 5AU

Guide price £700,000-£725,000

LOFT

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Guide Price £700,000-£725,000. Beautifully presented, eco friendly, detached home in the sought after Addington Village. Inside, there is so much space on offer, with a unique layout of a few different levels, further improving the roomy feel. Downstairs, there are two ground floors, a well presented family room with open plan kitchen/diner. The 'L' shape gives the feeling of separation but is the perfect space for socialising and entertaining. The kitchen is elegant, with tiled floors, granite worktops and built in appliances, including a double oven and a microwave. Large windows lead in the garden. The rear garden is on two levels, with a patio area and landscaped lawn. Upstairs, there are four double bedrooms, which is a rarity, and two bathrooms, one being an en-suite. The gorgeous home is also CHAIN FREE and is ready to move straight into. Also a short walk from great transport links including tram stops.

Chain free, well presented family home with unique layout, ideal for family living

Four double bedrooms and three bathrooms,

one on the ground floor and one en-suite

- Open plan modern kitchen/living space with through lounge
- Separate reception room for cosier living
- Beautifully landscaped rear garden
- Solar Panels and great size driveway
- Located in the sought after Addington Village with good access to transport links and schools



If you are looking for an energy efficient home, with a quirky layout offering plenty of space for the whole family in a sought after location, then look no further!



Ground Floor

Porch

Hallway

Kitchen/Reception Room

32'6 x 22'5 (9.91m x 6.83m)

Reception Room

17'2 x 14'7 (5.23m x 4.45m)

Shower Room

First Floor

Landing

Bedroom 1

15'0 x 12'8 (4.57m x 3.86m)

Bedroom 2

14'2 x 10'7 (4.32m x 3.23m)

En-suite

Bedroom 3

12'3 x 11'4 (3.73m x 3.45m)

Bedroom 4

11'3 x 10'7 (3.43m x 3.23m)

Family Shower Room

Outside

Driveway

Rear Garden



Boundary Way, CR0

Approximate Gross Internal Area
177.7 sq m / 1913 sq ft



 = Reduced headroom below 1.5 m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1185417)

EPC Rating: B

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