



**Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Leigh Crescent, New  
Addington, Croydon,  
Surrey, CR0**

**cubitt & west**  
Helping you move forwards





## Main features

- A well presented semi-detached house
- Modern kitchen/diner to entertain in
- Separate lounge to relax in front of the TV
- 2 bedrooms with fitted wardrobes and a bonus loft room
- Ample parking with driveway and a low maintenance rear garden



### Nearest Schools

Primary Schools: Good Shepherd Catholic Primary 0.0 miles, Castle Hill Primary 0.2 miles, Wolsey Junior School 0.3 miles

Secondary Schools: Quest Academy 1.1 miles, Meridian High School 1.4 miles, Glebe School 1.7 miles



### Transport Information

Train Stations: West Wickham 2.0 miles, Hayes 2.1 miles, Eden Park 2.6 miles

DLR.: Lewisham 7.7 miles, Elverson Road 8.0 miles, Deptford Bridge 8.4 miles

## Accommodation

### GROUND FLOOR

Hallway

Living Room : 12'8 x 12'6 (3.86m x 3.81m)

Kitchen / Diner: 18'11 x 9'3 (5.77m x 2.82m)

### FIRST FLOOR

Bedroom 1: 11'2 into fitted wardrobes x 10'0 (3.41m x 3.05m)

Bedroom 2: 12'8 up to fitted wardrobes x 9'3 (3.86m x 2.82m)

Bedroom 3: 8'8 x 7'11 (2.64m x 2.41m)

Bath/Shower Room

Separate Toilet

### SECOND FLOOR

Loft Room: 18'4 x 15'2 at widest point (5.59m x 4.63m)

### OUTSIDE

Rear Garden

Driveway

Call Shirley - 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ A private rental licensing scheme applies to some properties in this area, please contact us before proceeding

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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