



ESTATE AGENTS

... the key to a successful move



Queen Elizabeths Drive, New Addington, Croydon, CR0 0HE

**Offers in the
region of
£425,000**

- * THREE BEDROOM MID TOWN HOUSE
- * EXCELLENT COMMUTING LINKS
- * POPULAR RESIDENTIAL LOCATION
- * OVERLOOKING GREEN SPACE

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A three bedroom mid terrace family home situated on a quiet road overlooking green space. The property is situated close to local shops, schools, leisure centre, and fantastic transport links to East Croydon and Bromley via bus and trams, road links include the A22, A23 and A232. This family home consists of entrance hall, lounge, open plan kitchen/diner and to the first floor three bedrooms and family bathroom, externally there is a drive providing off road parking and good garden space to the rear of the property

GROUND FLOOR

HALLWAY

Ceiling light point, radiator, stairs to the first floor, uPVC double glazed exterior door.

LOUNGE 14'5" x 12'9" (4.4m x 3.9m)

Feature fire surround and hearth ceiling light point, picture rail, uPVC double glazed bay window with front aspect.



OPEN PLAN KITCHEN/DINER 10'2" x 15'8" (3.1m x 4.8m)

Fitted with a range of wall and base units with co-ordinating worktop, sink and drainer with mixer tap, plumbing for washer machine and dishwasher, spaces for appliances. Recessed lighting, radiator, part wall tiled, quarry tiled floors, two uPVC double glazed windows, uPVC exterior door



FIRST FLOOR

BEDROOM (rear) 10'2" x 11'9" (3.1m x 3.6m)

Ceiling light point, radiator, two uPVC double glazed windows



BEDROOM (front) 12'1" x 9'10" (3.7m x 3.0m)

Ceiling light point, radiator, storage cupboard, two uPVC double glazed windows



BEDROOM (front) 9'2" x 7'6" (2.8m x 2.3m)

Ceiling light point, radiator, uPVC double glazed window



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BATHROOM 5'6" x 5'6" (1.7m x 1.7m)

Fitted with a three piece shower suite comprises: Walk in shower/bath, pedestal wash hand basin, low level w.c. Recessed lighting, heated towel rail, part wall tiled, uPVC double glazed window

OUTSIDE

To the front of the property is a drive providing off road parking, to the rear is a garden with a paved patio area and steps leading to a second patio and grassed area



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.




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OUTLOOK

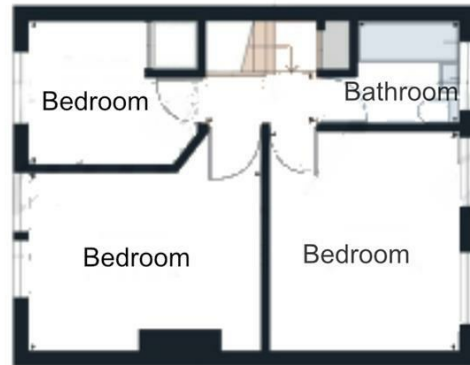


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(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	



Ground Floor



First Floor

*For illustration purposes only (Do Not Scale)

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