



Ground Floor



Floor 1



Approximate total area[®]
 981.24 ft²
 91.16 m²

(1) Excluding balconies and terraces

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



Offers In The Region Of **£375,000** Wolsley Crescent, New Addington, CRO OPE



Welcomed to the market is this extended two double bedroom semi detached family home situated on the popular Boots development. Internally the property comprises of a large living area, separate kitchen, useful downstairs cloakroom, refitted family bathroom, double glazed windows throughout, gas central heating via radiators, utility area, large rear garden, integral garage which could be converted to offer another reception room (STPP) and off street parking. This property is situated close to Central Parade with its variety of shops and amenities, the Tramlink, frequent bus services to surrounding areas and both Primary and Secondary Schools. Call now to make sure you don't miss out! Freehold/ Croydon council tax band C/ EPC D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TAX BAND: C

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

Entrance Hall

Living Room

19'4 x 11'2 (5.89m x 3.40m)

Hallway

Kitchen

9'10 x 10'4 (3.00m x 3.15m)

W/C

Utility Area

4'9 x 4'5 (1.45m x 1.35m)

Storage Space

Landing

Bedroom

9'2 x 12'10 (2.79m x 3.91m)

Bedroom

9'11 x 8'11 (3.02m x 2.72m)

Bathroom

Garden

Garage

12'11 x 8'2 (3.94m x 2.49m)

Off Street Parking

