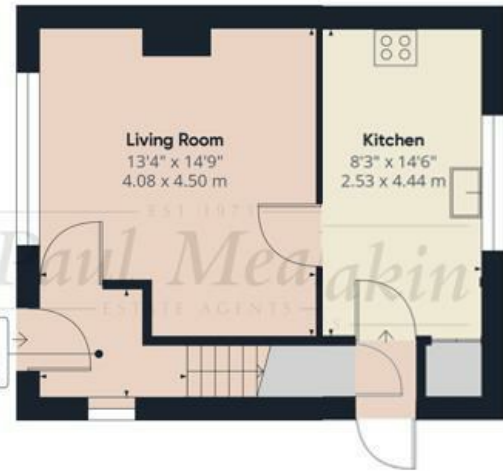




EST 1973
Paul Meakin
 ESTATE AGENTS

£425,000 Wolsey Crescent, New Addington, Croydon, CR0 0PJ



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 979.5 ft²
 91 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.

GIRAFFE360



Ground Floor Building 2

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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

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



Situated on the Boots development is this very well presented three bedroom semi detached family home which benefits from a refitted kitchen and shower room, living room measuring 13'4 x 14'9, three good sized bedrooms, private rear garden, large garage/workshop measuring 18'2 x 12'6, double glazed windows throughout, gas central heating via radiators and off street parking.

This property is conveniently located for Central Parade with its shops and amenities, transport links including frequent bus services and the tramlink and a good selection of schools. Call now to avoid disappointment. Freehold/ Croydon Council tax band C/ EPC E.

Entrance Hall

Living Room

13'4 x 14'9 (4.06m x 4.50m)

Kitchen

8'3 x 14'6 (2.51m x 4.42m)

Landing

Bedroom

12'11 x 10'8 (3.94m x 3.25m)

Bedroom

8'11 x 11'7 (2.72m x 3.53m)

Bedroom

9'10 x 6'11 (3.00m x 2.11m)

Shower Room

Garden

Garage

18'2 x 12'6 (5.54m x 3.81m)

Off Street Parking

