

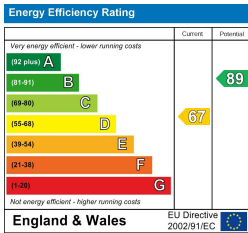
Approximate total area<sup>(1)</sup>  
719.03 ft<sup>2</sup>  
66.8 m<sup>2</sup>

(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 were based on RICS IPM: 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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



EST 1973

Paul Meakin

ESTATE AGENTS

£400,000

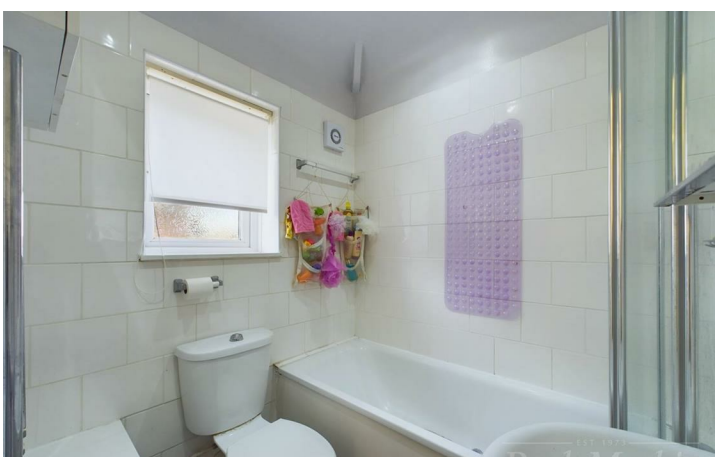
Montacute Road, New Addington, CR0 0JE



Paul Meakin welcome to the market this well presented three bedroom semi detached house situated on the popular 'Boots' development. This family home offers spacious and comfortable accommodation, comprising three generously sized bedrooms, a modern family bathroom, a bright and airy lounge/diner, a sleek kitchen, an additional utility room, and a convenient downstairs cloakroom. The property also benefits from gas central heating via radiators and double glazed windows throughout. The property has a lovely south westerly facing well maintained garden, that's perfect for outdoor activities or relaxation. At the rear of the garden, you'll find a charming cabin, offering versatile space that could easily be transformed into a home office, gym, studio, or any space to suit your lifestyle needs. In addition, the home benefits from a large driveway, providing ample parking for multiple vehicles. The location is superb, with easy access to all local amenities, including the New Addington parade, which offers a range of shopping facilities and a brand-new leisure centre with a swimming pool. Excellent transport links are nearby, including the local tram service just minutes away, providing a direct route to Croydon town centre and its mainline station with regular services to London. The area also offers a variety of excellent schools, both state and independent, making it an ideal choice for families. Call now to appreciate the size and location of this property!



- Well-presented three-bedroom semi-detached house
- Situated in the popular 'Boots' development
- Spacious lounge/diner and modern kitchen
- Additional utility room
- Three good-sized bedrooms and a modern family bathroom
- Convenient downstairs WC
- Cabin at the rear of the garden
- Large driveway with ample space for multiple vehicles
- Close to local amenities and excellent transport links
- Variety of good local schools nearby



- Porch  
2'9" x 6'6" (0.84 x 2.00)
- Hallway
- Reception Room  
13'9" x 12'7" (4.21 x 3.84)
- Kitchen  
6'8" x 11'4" (2.04 x 3.46)
- Downstairs WC  
4'10" x 2'5" (1.49 x 0.74)
- Utility Room  
7'0" x 5'0" (2.14 x 1.53)
- Landing
- Bedroom One  
9'1" x 12'2" (2.79 x 3.71)
- Bedroom Two  
11'5" x 9'10" (3.48 x 3.00)
- Bedroom Three  
8'3" x 8'2" (2.54 x 2.50)
- Bathroom  
5'6" x 5'7" (1.70 x 1.71)
- Garden
- Garden Cabin  
10'1" x 13'2" (3.08 x 4.03)