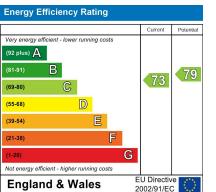
## Paul Meakin EST 1973 Paul Meakin







## TAX BAND: B

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





## £250,000 Kestrel Way, Croydon, CR0 0HL



Nestled in the charming area of Kestrel Way, this delightful two-bedroom maisonette offers a perfect blend of comfort and convenience. Ideal for first-time buyers or those seeking a cosy retreat.

Upon entering, you will be greeted with ample natural light flowing through the well-proportioned living spaces. The layout is thoughtfully designed to maximise space, including a fitted kitchen and bathroom, two double bedrooms and a private balcony area.



The maisonette is situated in a cul-de-sac location surrounded by greenery, with local amenities just a stone's throw away. Including near-by tram stops and bus routes into central Croydon, easy access to shops, such as New Addington's Central Parade, parks and schools, making it an ideal location for families.

Call now to appreciate size and location of this property!

Located in Kestrel Way     Two-bedroom maisonette     Ideal for FTB     Ample natural light flowing throughout the Tesphacee	Viewing Notes:
<ul> <li>Includes a fitted kitchen &amp; bathroom</li> <li>Two double bedrooms &amp; a private balcony</li> <li>Halianay a cul-de-sac</li> </ul>	
<ul> <li>Green space, with local amenities nearby</li> <li>Near-by tram stops &amp; bus routes</li> <li>Living CRES props, parks &amp; schools</li> </ul>	
14'11" x 10'6" (4.56 x 3.21)	
Kitchen 9'3" x 10'9" (2.84 x 3.30)	
Bedroom	
9'0" x 10'8" (2.75 x 3.26)  Bedroom	
15'0" x 10'6" (4.58 x 3.21)	
Landing	
Bathroom	





