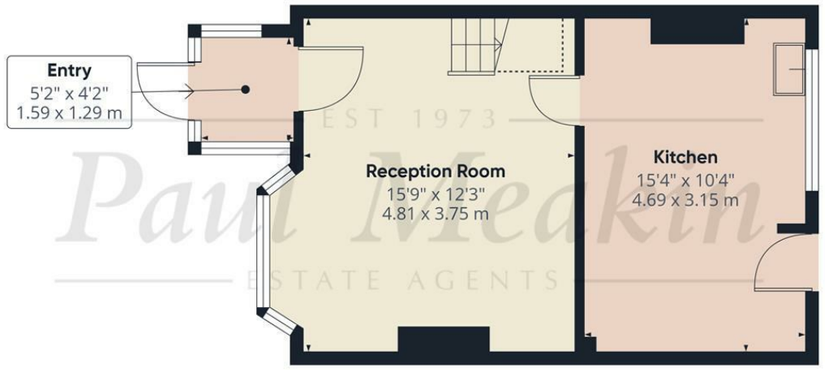
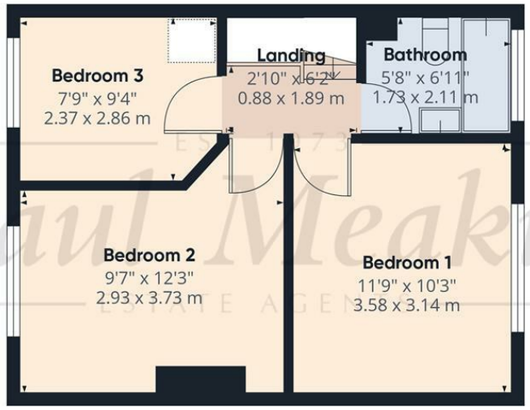
EST 1973
Paul Meakin
ESTATE AGENTS



Ground Floor



Floor 1

EST 1973 Paul Meakin ESTATE AGENTS

Approximate total area(1)

745 ft²
69.2 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

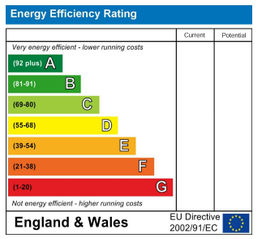
EST 1973 Paul Meakin ESTATE AGENTS

£365,000 Heneage Crescent, Croydon, CR0 0NX

Paul Meakin are pleased to present this CHAIN FREE three bedroom terraced family home. Conveniently located on New Addington's popular boots estate, near to a variety of shops and amenities, including the central parade with a range of shops and New Addington leisure centre. You also benefit from near by transport links, including bus services and tram links into Central Croydon and surrounding areas.

This home, presents an excellent opportunity for families and individuals. The property boasts three well-proportioned bedrooms, a separate reception room perfect for entertaining guests or enjoying cosy evenings, a large fitted kitchen/diner, fitted family bathroom, sunny private rear garden with side access and ample off-street parking for at least two cars.

Call on 020 8651 1234 now to appreciate size and location of this home!



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

selsdon@paulmeakin.co.uk | 020 8651 1234 | www.paulmeakin.co.uk

Porch

Reception Room

15'9" x 12'3" (4.81 x 3.75)

Kitchen/ Diner

15'4" x 10'4" (4.69 x 3.15)

Landing

Bedroom One

11'8" x 10'3" (3.58 x 3.14)

Bedroom Two

9'7" x 12'2" (2.93 x 3.73)

Bedroom Three

7'9" x 9'4" (2.37 x 2.86)

Bathroom

Garden

Off-street parking

- CHAIN FREE
- Three sizeable bedrooms
- Separate reception room
- Terraced home
- Off-street parking
- South-facing rear garden
- Fitted kitchen/diner
- Fitted Family bathroom

Viewing Notes:

.....

.....

.....

.....

.....

.....

selsdon@paulmeakin.co.uk | 020 8651 1234 | www.paulmeakin.co.uk