

Hallway
13'9" x 5'9"
4.20 x 1.76 m

WC
5'8" x 2'5"
1.73 x 0.74 m

Living Room
15'0" x 17'0"
4.59 x 5.18 m

Kitchen
6'9" x 10'10"
2.06 x 3.31 m

Ground Floor

Bedroom
8'11" x 8'2"
2.72 x 2.49 m

Bedroom
12'0" x 8'5"
3.66 x 2.59 m

Bedroom
8'11" x 8'6"
2.73 x 2.61 m

Bathroom
6'2" x 8'1"
1.89 x 2.49 m

Landing
6'3" x 5'5"
1.93 x 1.66 m

Floor 1

Approximate total area⁽¹⁾
745 ft²
69.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EST 1973

Paul Meakin

ESTATE AGENTS

Price £345,000

North Downs Road, Croydon, CR0 0LD

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

Welcomed to the market, this three bedroom terraced home. Situated on the convenient North Downs Road, close-by to all of New Addington's shops and amenities, including The Central Parade, near-by transport links, such as tram links and bus services into surrounding areas, The New Addington Leisure Centre and many more.

This property benefits from three sizeable bedrooms, downstairs W/C, fitted kitchen and bathroom, large living area, far-reaching, sunny private rear garden and off-street parking for at least two cars. These benefits make it an excellent choice for complete or growing families, or even if you were looking for a new project.

This house is ready for someone to come in and put their own mark on it to make it their new home.

Do not miss this rare chance. Call 02086511234 now to book your viewing!

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Downstairs W/C

6'9" x 10'10" (2.06 x 3.31)

15'0" x 16'11" (4.59 x 5.18)

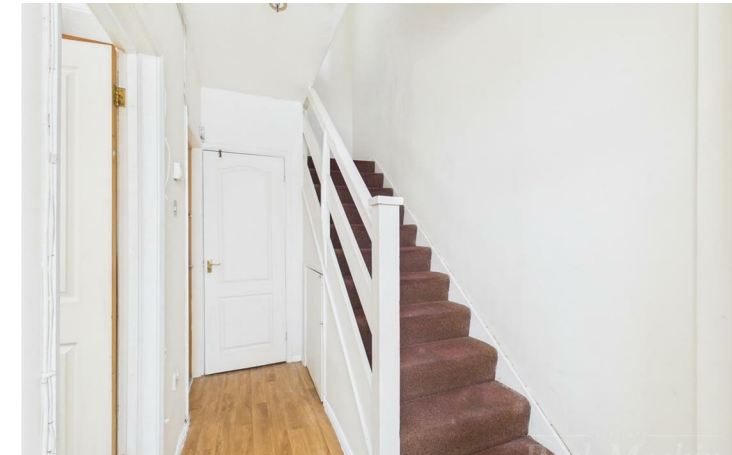
12'0" x 8'5" (3.66 x 2.59)

8'11" x 8'6" (2.73 x 2.61)

8'11" x 8'2" (2.72 x 2.49)

Rear garden

Off-street parking



- Off-street parking for multiple cars
- Three double bedrooms
- Far-reaching garden
- Downstairs W/C
- South-facing garden
- Near-by shops and amenities