

EST 1973

Paul Meakin

ESTATE AGENTS

Approximate total area⁽¹⁾

674 ft²

62.5 m²

Reduced headroom

14 ft²

1.3 m²

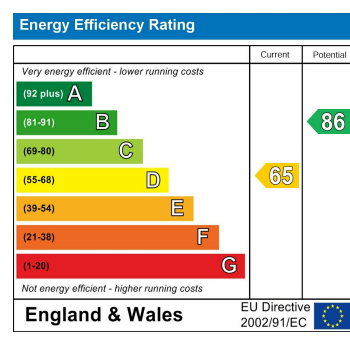
(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

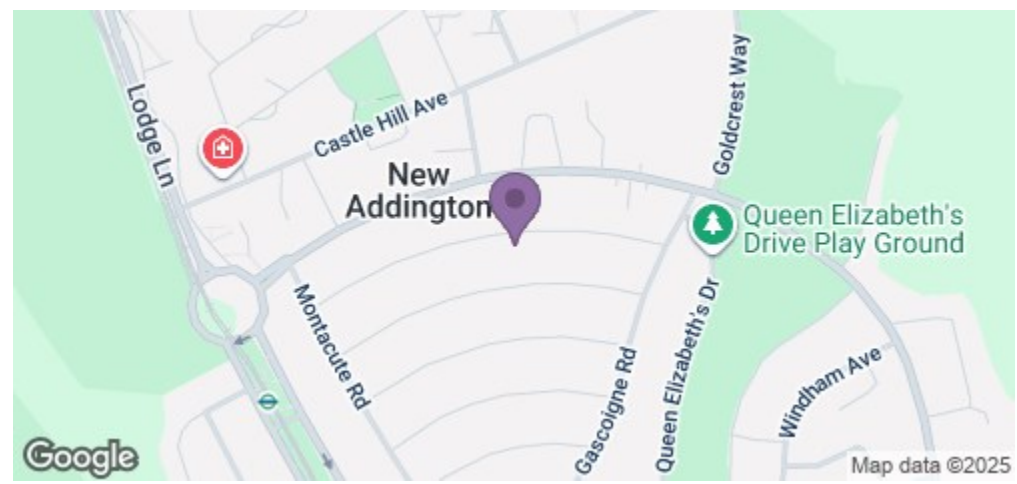
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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



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Offers In Excess Of £375,000

Wolsey Crescent, Croydon, CR0 0PF

Paul Meakin are delighted to present this spacious two-bedroom semi-detached home, located in the ever-popular Boots Estate on Wolsey Crescent, New Addington.

Offering well-balanced accommodation throughout, this property is perfect for first-time buyers, couples, or small families looking for a comfortable home with excellent potential.

The ground floor features a generous living room, a sizeable kitchen/breakfast room with useful utility space, and ample storage, while upstairs you'll find two large double bedrooms and a well-presented family bathroom. Additional benefits include gas central heating via radiators and double glazing.

Externally, the home continues to impress with a south-facing rear garden that enjoys open views, creating the perfect setting for outdoor dining and relaxation. To the front, there is off-street parking for at least two cars.

Wolsey Crescent is a friendly residential road, ideally positioned for local amenities including the New Addington Central Parade with its wide choice of shops and services. A selection of nearby schools, green open spaces, and excellent transport links — including tram and bus routes into Croydon and beyond — make this property a superb choice for modern living.

Call us today on 020 8651 1234 to arrange your viewing and avoid missing out on this rarely available home!

- Two bedroom Semi Detached home
- Large South facing rear garden
- Two double bedrooms
- Kitchen/ Breakfast Room with utility space
- Large living Room
- Off-street parking
- Gas central heating
- Walking distance to local shops and amenities
- Close to good local schools
- Excellent transport links via Bus and Trams

