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Paul Meakin £425,000 Uvedale Crescent, Croydon, CR0 0BS
 ESTATE AGENTS



Beautifully presented and thoughtfully renovated by the current owners, this attractive two/three-bedroom semi-detached family home offers stylish and versatile accommodation throughout.

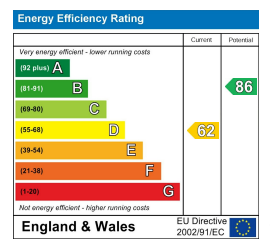
The heart of the home is the impressive open-plan kitchen, dining and living area, creating the perfect space for modern family life and entertaining. Additional ground floor accommodation includes a conservatory, utility room, downstairs WC, and a versatile extra room currently used as a salon, which would also make an ideal home office, playroom or hobby room.

Outside, the sunny rear garden has been designed for both relaxation and practicality, featuring a generous patio area, lawn, external hot and cold water supply, and a substantial garden room offering excellent additional space and private driveway at the front.

To the first floor are two well-proportioned double bedrooms, a single bedroom, and a contemporary family bathroom.

Further benefits include Cat 6 cabling running from the front of the property through the extension and into the garden room, providing excellent high-speed internet connectivity throughout the home.

Located in a well-established and popular part of New Addington, this attractive home is ideally positioned close to local shops, highly regarded schools, recreational facilities and regular transport services.



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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 and 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

Porch 7'5" x 3'4" (2.27 x 1.02)	Downstairs WC 4'10" x 4'1" (1.48 x 1.25)	Bedroom One 10'7" x 10'8" (3.25 x 3.27)
Entrance Hall 6'4" x 10'11" (1.94 x 3.34)	Salon / Home Office 7'4" x 5'10" (2.25 x 1.80)	Bedroom Two 10'11" x 9'10" (3.35 x 3.01)
Open Plan Living / Dining / Kitchen 18'9" x 20'11" (5.73 x 6.38)	Garden Garden Room 21'7" x 9'4" (6.58 x 2.85)	Bedroom Three 7'4" x 6'5" (2.25 x 1.96)
Conservatory 9'9" x 9'8" (2.99 x 2.95)	Landing 6'3" x 8'2" (1.93 x 2.49)	Bathroom 7'10" x 5'6" (2.41 x 1.70)
Utility 4'2" x 25'3" (1.28 x 7.72)		

- Beautifully presented three-bedroom semi-detached home
- Renovated to a high standard by the current owners
- Spacious open-plan kitchen, dining and living area
- Conservatory providing additional reception space
- Separate utility room and downstairs WC
- Versatile salon/home office space
- Sunny rear garden with patio and lawn
- External hot and cold water supply
- Large garden room with multiple uses
- Cat 6 cabling throughout for high-speed internet connectivity

