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Porch

Entrance Hall

Kitchen/Breakfast Room
12'7 x 8'11 (3.84m x 2.72m)

Living Room
9'10 x 18'10 (3.00m x 5.74m)

Bedroom/Reception Room
10'2 x 14'5 (3.10m x 4.39m)

Utility Room
3'11 x 19'0 (1.19m x 5.79m)

Bathroom

Landing

Bedroom
11'5 x 11'8 (3.48m x 3.56m)

Bedroom
11'1 x 12'5 (3.38m x 3.78m)

Bedroom
8'5 x 6'11 (2.57m x 2.11m)

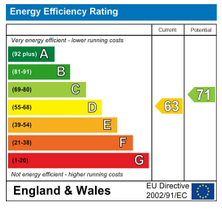
Kitchen
6'9 x 14'3 (2.06m x 4.34m)

Bathroom

W.C

Garden

Off street parking



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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 £425,000 Pirbright Crescent, Croydon, CR0 0RT

- Three/Four Bedroom Home
- Versatile Accommodation
- Generous Living Room
- Two Bathrooms
- Excellent Potential to Reconfigure STPP
- Approx. 1,206 Sq Ft
- Kitchen/Breakfast Room
- Useful Utility Room
- Flexible Ground Floor Bedroom/Reception
- Close to local amenities

This substantial three/four bedroom home presents an exciting opportunity for buyers looking to create a property of their own, offering approximately 1,206 sq ft of versatile accommodation.

The ground floor provides a particularly flexible arrangement, with a generous living room, separate kitchen/breakfast room and an additional bedroom which could equally lend itself to use as a dining room, home office or further reception space. There is also a shower room, and useful large utility room.

Upstairs, the accommodation continues with three further bedrooms, a separate kitchen, bathroom and WC. The existing configuration offers plenty of flexibility and could appeal to buyers looking for adaptable living space or those wishing to reconfigure the property to create a more conventional family layout, subject to any necessary consents.

While the property would benefit from updating, its generous proportions provide an exciting opportunity for a purchaser to put their own stamp on the home and potentially redesign the accommodation to suit their individual requirements.

The property is conveniently situated for a range of local amenities, including New Addington Parade, which offers comprehensive shopping facilities together with a modern leisure centre and swimming pool. Excellent transport connections are provided by the local tram service, offering direct links into Croydon town centre and its mainline stations, with frequent services into London. The surrounding area also provides a good selection of both state and independent schools.

With four bedrooms, multiple living spaces and excellent potential, viewing is recommended to fully appreciate the size, versatility and possibilities this property has to offer.

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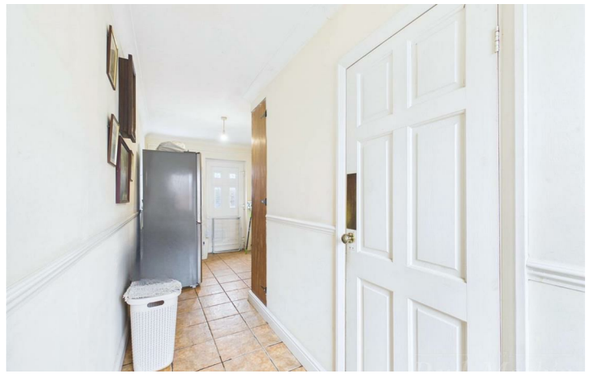

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