



Approximate total area<sup>m</sup>  
 927 ft<sup>2</sup>  
 86.2 m<sup>2</sup>

(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.

GIRAFFE 360



EST 1973  
**Paul Meakin** £435,000 Aldrich Crescent, New Addington, CR0 0NL  
 ESTATE AGENTS



This well-maintained three-bedroom semi-detached family home offers spacious and comfortable living in a prime position — and comes to market chain free. Presented in good condition throughout, the property features a bright, welcoming interior that's ready to move into.

Inside, you'll find three generously sized bedrooms, a sleek modern bathroom suite, and a well-proportioned living space designed with family life in mind. A standout feature of the home is the large, well-kept rear garden — ideal for outdoor entertaining, relaxing, or giving children space to play.



Conveniently located just a short walk from the tram stop, the property also benefits from close proximity to Lidl and New Addington Parade, providing a wide range of local shops, services, and amenities.

With its spacious layout, excellent location, and the added advantage of being chain free, this is a fantastic opportunity for families, first-time buyers, or investors alike.

Porch	Utility Room	Bedroom Three
Hallway	5'11 x 8'5 (1.80m x 2.57m)	6'11 x 9'11 (2.11m x 3.02m)
Living Room	Landing	Bathroom
11'6 x 22'1 (3.51m x 6.73m)	Bedroom One	Garden
Kitchen/Diner	10'9 x 12'11 (3.28m x 3.94m)	
17'3 x 9'0 (5.26m x 2.74m)	Bedroom Two	
	8'7 x 9'0 (2.62m x 2.74m)	

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 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

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

