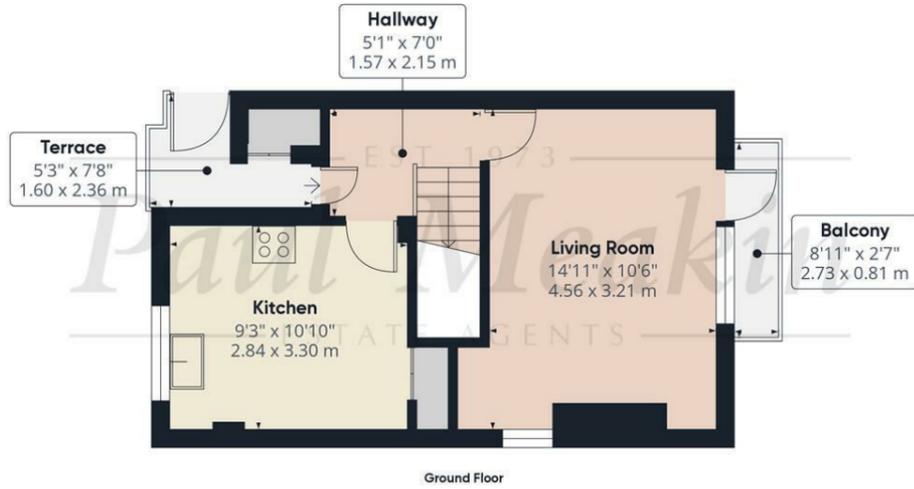




£250,000 Kestrel Way, Croydon, CR0 0HL



Approximate total area*
 655.73 ft²
 60.92 m²

Balconies and terraces
 55.32 ft²
 5.14 m²

Reduced headroom
 0.45 ft²
 0.04 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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			
		73	79
England & Wales		EU Directive 2002/91/EC	



TAX BAND: B

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



Nestled in the charming area of Kestrel Way, this delightful two-bedroom maisonette offers a perfect blend of comfort and convenience. Ideal for first-time buyers or those seeking a cosy retreat.

Upon entering, you will be greeted with ample natural light flowing through the well-proportioned living spaces. The layout is thoughtfully designed to maximise space, including a fitted kitchen and bathroom, two double bedrooms and a private balcony area.



The maisonette is situated in a cul-de-sac location surrounded by greenery, with local amenities just a stone's throw away. Including near-by tram stops and bus routes into central Croydon, easy access to shops, such as New Addington's Central Parade, parks and schools, making it an ideal location for families.

Call now to appreciate size and location of this property!

- Located in Kestrel Way
- Two-bedroom maisonette
- Ideal for FTB

Viewing Notes:

Terrace

- Ample natural light flowing throughout the living space
- Includes a fitted kitchen & bathroom
- Two double bedrooms & a private balcony area

Hallway

- Situated in a cul-de-sac
- Green space, with local amenities nearby
- Near-by tram stops & bus routes

Living Room

14'11" x 10'6" (4.56 x 3.21)

Kitchen

9'3" x 10'9" (2.84 x 3.30)

Bedroom

9'0" x 10'8" (2.75 x 3.26)

Bedroom

15'0" x 10'6" (4.58 x 3.21)

Landing

Bathroom

