



Approximate total area⁽¹⁾
 867 ft²
 80.5 m²

Reduced headroom
 13 ft²
 1.2 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.

GIRAFFE360

EST 1973
Paul Meakin ESTATE AGENTS **£345,000** Oak Bank, New Addington, CR0 9EB



Welcomed to the market, is this three bedroom mid-terraced home, offering a perfect blend of comfort and convenience, due to layout and location.



Spanning an impressive 1,023 square feet. The property boasts three well-proportioned bedrooms, large reception room, re-fitted kitchen, downstairs w/c, a re-fitted bathroom upstairs, wide-reaching private rear garden and back-gate access.

Conveniently located, you have tram links and bus services into Central Croydon and surrounding areas, also all of New Addington's shops and amenities, such as New Addington Leisure Centre, Central Parade and many more.

This home is not one to miss. Do not lose the opportunity to make it your home!

Call 02086511234 today to book your viewing!

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (91-100)	
B (81-90)	
C (69-80)	69
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	75



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 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

