

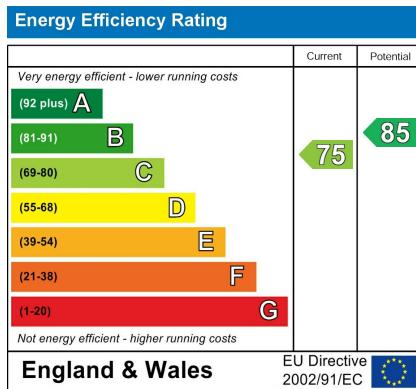
GROUND FLOOR



1ST FLOOR



NOT INCLUDED IN FLOOR AREA



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

TOTAL APPROX. FLOOR AREA 1249 SQ.FT. (116.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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EST 1973
Paul Meakin
ESTATE AGENTS

Offers In Excess Of £450,000 Aldrich Crescent, Croydon, CR0 0NP



This is an opportunity to acquire this extended three bedroom end of terraced family home which now offers a large open plan kitchen/Living Area measuring 22'5 x 22'5, separate reception room with study/play room, useful downstairs cloakroom, fitted three piece bathroom with separate shower, landscaped rear garden with large garden room and off street parking for several cars via the paved driveway.

This property is situated on the popular "Boots" estate and is conveniently located for Central Parade with its frequent bus services, tramlink and shops and amenities. Call now to appreciate size and location. Freehold/ Croydon council tax band C/ EPC C.

Porch

Entrance Hall

W/C

Living Room

9'10 x 13'9 (3.00m x 4.19m)

Play Room/ Study

8'11 x 7'1 (2.72m x 2.16m)

Kitchen/Living Area

22'5 x 22'5 (6.83m x 6.83m)

Landing

Bedroom

11'7 x 9'8 (3.53m x 2.95m)

Bedroom

11'9 x 7'8 (3.58m x 2.34m)

Bedroom

7'11 x 11'11 (2.41m x 3.63m)

Bathroom

Garden

Garden Room

Off Street Parking

