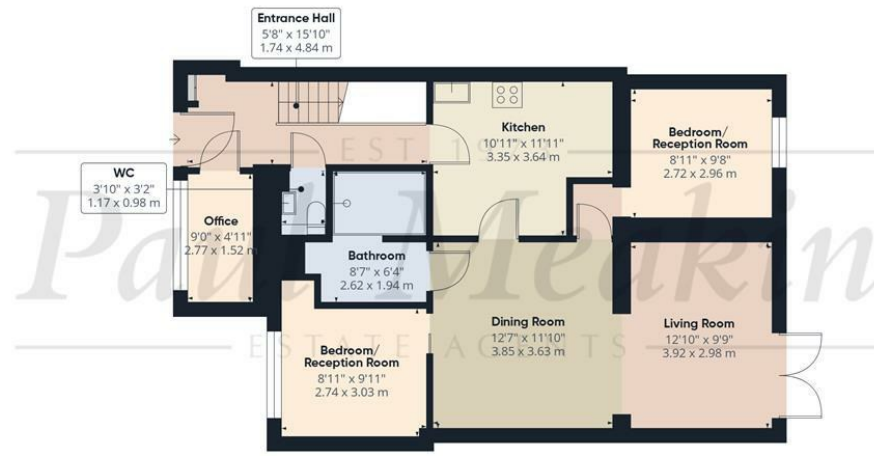
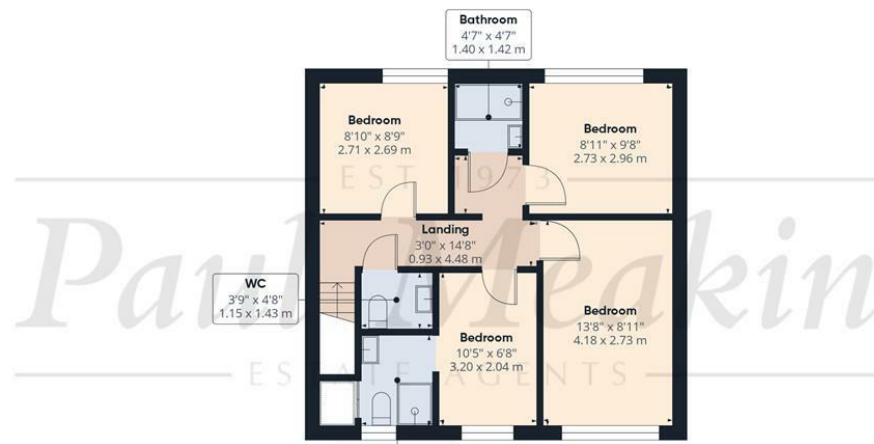




EST 1973  
**Paul Meakin** £375,000 The Lindens, Croydon, CR0 9EL  
 ESTATE AGENTS



Ground Floor



Floor 1



Approximate total area<sup>1)</sup>  
 1288 ft<sup>2</sup>  
 119.6 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.

GIRAFFE360

**Entrance Hall**  
 5'8" x 15'10" (1.74 x 4.84)

**Kitchen**  
 10'11" x 11'11" (3.35 x 3.64)

**Dining Room**  
 12'7" x 11'10" (3.85 x 3.63)

**Living Room**  
 12'10" x 9'9" (3.92 x 2.98)

**Office**  
 9'1" x 4'11" (2.77 x 1.52)

**Bedroom/ Reception Room**  
 8'11" x 9'11" (2.74 x 3.03)

**Downstairs Bathroom**  
 8'7" x 6'4" (2.62 x 1.94)

**Downstairs WC**

**Bedroom/ Reception Room**  
 8'11" x 9'8" (2.72 x 2.96)

**Landing**  
 3'0" x 14'8" (0.93 x 4.48)

**Bedroom**  
 13'8" x 8'11" (4.18 x 2.73)

**Bedroom**  
 8'11" x 9'8" (2.73 x 2.96)

**Bedroom**  
 10'5" x 6'8" (3.20 x 2.04)

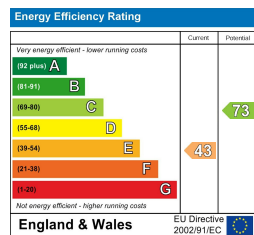
**En suite**  
 6'3" x 4'9" (1.91 x 1.45)

**Bedroom**  
 8'10" x 8'9" (2.71 x 2.69)

**Upstairs Bathroom**  
 4'7" x 4'7" (1.40 x 1.42)

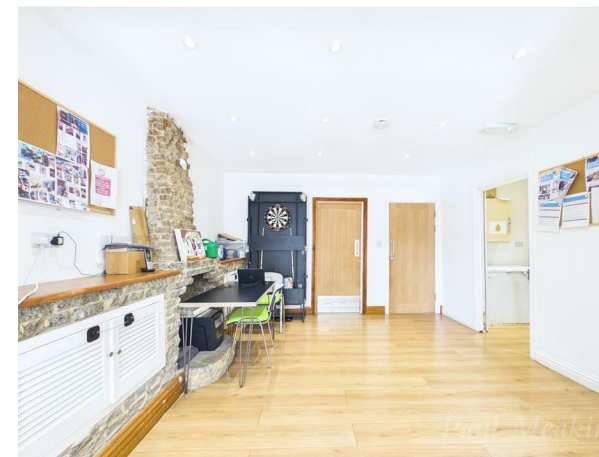
**Upstairs WC**

**Garden**



TAX BAND: D

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



Offered to the market with no onward chain, this extended and refurbished end-of-terrace home offers exceptional space and flexibility across two floors.

The ground floor features a bright entrance hall, a home office, a spacious lounge, a separate dining area, a modern kitchen/breakfast room, cloakroom, shower room, and two additional ground-floor bedrooms. Upstairs, you'll find four further bedrooms, including one with an en-suite shower room, along with an additional WC and family shower room.

Externally, the property enjoys a private rear garden with a concrete-built shed, ideal for storage or workshop use. Located in the heart of New Addington, you're just a short walk from schools, local shops, the shopping parade, leisure centre, and tram and bus links into Croydon and Bromley.

Refurbished and extended in 2021, this property is ready to move into and offers incredible value for space, condition, and location.

- Spacious end-of-terrace family home
- 4–6 bedrooms across two floors
- Multiple reception rooms + home office
- First floor en-suite, WC & separate shower room
- Chain-free for a smoother move
- Extended and fully refurbished in 2021
- Modern kitchen/breakfast room
- Ground floor shower room and cloakroom
- Private rear garden with concrete outbuilding
- Close to schools, shops, trams & bus links

