



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 767.37 ft²
 71.29 m²

Reduced headroom
 11.95 ft²
 1.11 m²

(1) Excluding balconies and terraces

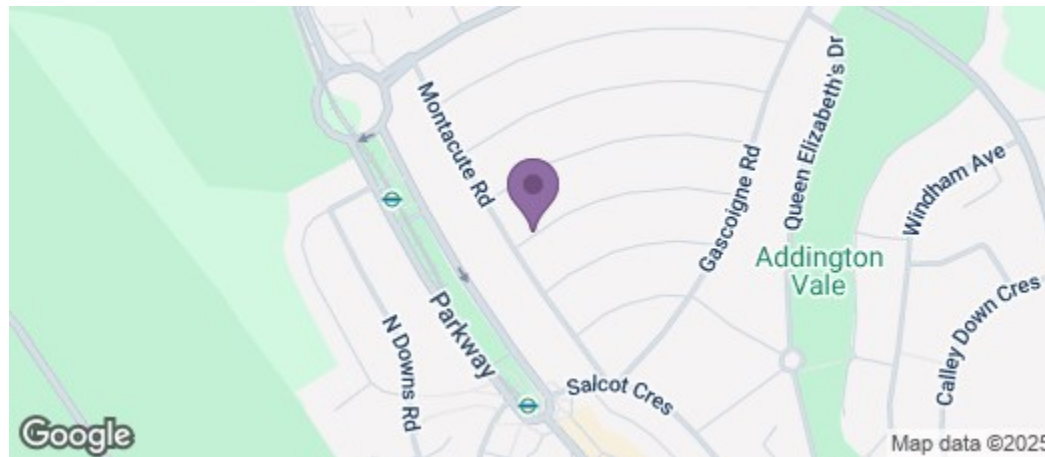
Reduced headroom
 Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

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			
England & Wales		EU Directive 2002/91/EC	84



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



£395,000

Grenville Road, Croydon, CR0 0NZ



Paul Meakin are pleased to present this well-presented two-bedroom semi-detached home, ideally located in the popular and family-friendly Boots neighbourhood of New Addington. Perfectly suited for modern living, this stylish property is ready for you to move straight in.

Step inside to a bright and spacious entrance hall that sets the tone for the rest of the home. The front-facing living room offers a cosy space for relaxation, while the modern, fully fitted kitchen/breakfast room at the rear provides ample storage, generous worktop space, and room for dining—ideal for everyday family life. Flowing seamlessly from the kitchen is a versatile conservatory/additional reception room, perfect as a playroom, dining area, or home office.

Upstairs, you'll find two well-proportioned bedrooms, both bathed in natural light, along with a contemporary family shower room finished to a high standard.

To the rear, the private garden is a real highlight—featuring a large decked area perfect for entertaining, a well-kept lawn for children or pets to enjoy.

Location-wise, this home is well-placed for convenience. You're just a short stroll from New Addington Parade, offering a wide range of shops and the recently built leisure centre with swimming pool. Excellent transport links include the local tram stop, just minutes away, providing direct services into Croydon town centre and connecting easily to mainline stations for a quick commute into London. The area is also home to a number of well-regarded schools, both state and independent.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

Entrance Hall
 Living Room
 11'1" x 11'3" (3.38 x 3.43)
 Kitchen/ Breakfast Room
 15'8" x 7'6" (4.79 x 2.30)
 Reception Room
 12'4" x 9'8" (3.78 x 2.95)
 Landing

Bedroom One
 14'4" x 8'9" (4.37 x 2.68)
 Bedroom Two
 11'0" x 9'11" (3.37 x 3.04)
 Bathroom
 6'0" x 5'7" (1.85 x 1.71)
 Garden

- Well-presented two-bedroom semi-detached home
- Move-in ready with modern finishes throughout
- Contemporary kitchen/breakfast room
- Bright front living room
- Additional reception room/conservatory
- Two generously sized bedrooms
- Private rear garden with large decking area
- Close to shops, leisure centre & schools
- Excellent transport links
- Another property entrusted to Paul Meakin estate agents

