

**Approximate total area<sup>(1)</sup>**  
 1244.91 ft<sup>2</sup>  
 115.66 m<sup>2</sup>

**Reduced headroom**  
 14.47 ft<sup>2</sup>  
 1.34 m<sup>2</sup>



(1) Excluding balconies and terraces

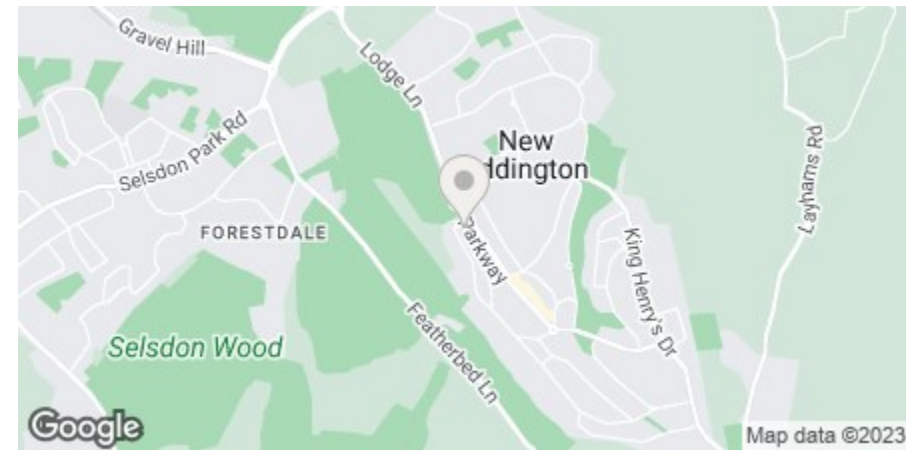
☐ Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

EST 1973  
**Paul Meakin** ESTATE AGENTS OFFERS IN EXCESS OF £450,000 Parkway, New Addington, CR0 0LA

We are delighted to offer to the market this well presented three bedroom, semi-detached family home which is situated in the centre of New Addington and is perfectly located for frequent transport links to Croydon's main line stations including bus services and the tramlink, local shops, amenities and a variety of schools. Internally the property benefits from a downstairs shower room, lounge leading to dining area, useful conservatory, refitted kitchen, double glazed throughout, gas central heating via radiators, well presented private rear garden, large workshop ideal for a home office, garage and off street parking for multiple cars. Call us now to book your viewing appointment. Croydon Council tax band C / EPC Rating D



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		64	
(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	

Porch

Entrance Hall

Kitchen

16'2" x 12'7" (4.93 x 3.86)

Living Area / Dining Area

21'10" x 10'10" (6.68 x 3.31)

Conservatory

8'2" x 9'7" (2.5 x 2.93)

Shower Room

Landing

Bedroom

9'11" x 10'10" (3.03 x 3.32)

Bedroom

11'9" x 9'6" (3.60 x 2.92)

Bedroom

9'9" x 7'4" (2.98 x 2.26)

Bathroom

Garden

Garage

Workshop

18'1 x 7'6 (5.51m x 2.29m)

Off Street Parking

VENDORS HAVE ADVISED US:

