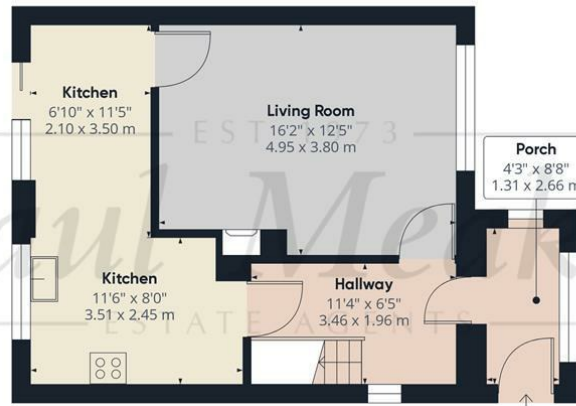




EST 1973  
**Paul Meakin**  
 ESTATE AGENTS  
 Offers In Excess Of £400,000 Kennelwood Crescent, New Addington, CR0 0DQ



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 904.61 ft<sup>2</sup>  
 84.04 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Virtual Tour:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Offered to the market with NO ONWARD CHAIN, is this three bedroom semi detached family home. Internally the property offers a useful porch, large living space with separate kitchen, three good sized bedrooms and family bathroom, off-street parking and large rear garden with storeroom. Primely situated at the top end of New Addington, being located conveniently for Central Parade, frequent bus services, tramlink and variety of schools. Call now to book a viewing! Freehold/ Croydon council tax band C/ EPC D.

Porch

Hallway

Living Room

16'2" x 12'5" (4.95 x 3.80)

Kitchen

11'6" x 8'0" (3.51 x 2.45)

Kitchen

6'10" x 11'5" (2.10 x 3.50)

Landing

Bedroom

11'2" x 11'0" (3.42 x 3.36)

Bedroom

11'11" x 11'2" (3.64 x 3.41)

Bedroom

8'8" x 7'11" (2.65 x 2.42)

Bathroom

Garden

Off street parking

