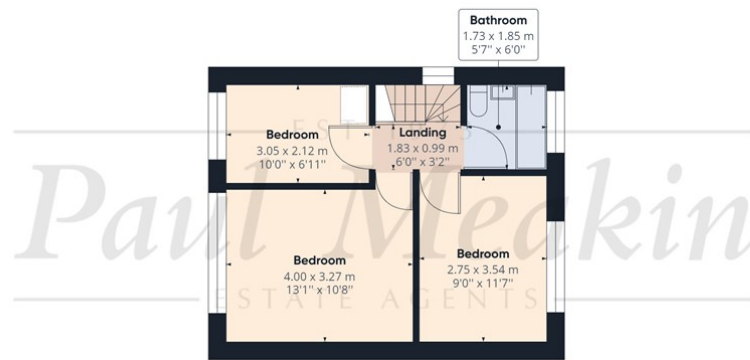


Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 1090.59 ft<sup>2</sup>  
 101.32 m<sup>2</sup>

(1) Excluding balconies and terrace

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** Offers In Excess Of £500,000 Grenville Road, Croydon, CR0 0NZ  
 ESTATE AGENTS

- Chain Free
- Garden
- Off street parking
- Close to amenities and transport links
- Another property entrusted to Paul Meakin

We would like to welcome to the market this exceptionally well presented CHAIN FREE three/four bedroom semi-detached family home. Internally the property benefits from a refitted kitchen/diner, large living room, useful utility, down stairs shower room, main family bathroom, double glazed throughout and gas central heating via radiators. A level rear garden with patio area and concrete area to the rear ideal for outdoor entertaining and space for summer house/storage, as well as ample parking via the driveway to the front. Grenville is situated in the popular Boots Estate area of New Addington and is the perfect location for frequent transport links to Croydon's main line stations, local shops and amenities and is surrounded by good Primary schools. Call us now to book your viewing appointment.



Energy Efficiency Rating		Current	Potential
Vary 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		

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

PORCH  
 ENTRANCE HALL  
 LIVING ROOM  
 21'11" x 11'1" (6.68 x 3.38)  
 KITCHEN/DINER  
 22'1" x 8'7" (6.73 x 2.62)  
 UTILITY ROOM  
 6'3" x 6'1" (1.91 x 1.85)  
 DOWNSTAIR SHOWER ROOM  
 BEDROOM/STUDY  
 11'9" x 4'4" (3.58 x 1.32)  
 LANDING  
 BEDROOM  
 13'1" x 10'8" (3.99 x 3.25)  
 BEDROOM  
 29'6" x 0'0" (9 x 0)  
 BEDROOM  
 10'0" x 6'11" (3.05 x 2.11)  
 BATHROOM  
 GARDEN  
 OFF STREET PARKING

