

Workshop
8'0" x 21'4"
2.45 x 6.50

Approximate total area⁽¹⁾
849.38 ft²
78.91 m²

Reduced headroom
13.67 ft²
1.27 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.

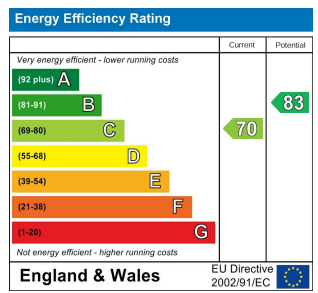
GIRAFFE360



Offers In Excess Of £430,000 Parkway,
Croydon CR0 0LA



We are delighted to offer to the market this well presented three bedroom semi-detached house family home. Parkway is situated in the centre of New Addington and is the perfect location for frequent transport links to Croydon's main line stations, local shops and amenities and schools. Internally the property benefits from large living/dining room, fitted kitchen with breakfast bar, separate utility area, refitted family bathroom, double glazed throughout, gas central heating via radiators, large private rear garden, workshop with power and off street parking for ample cars. Call us now to book your viewing appointment. Freehold / Croydon Council Tax band C / EPC C



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

Hallway

Living Room

10'1" x 11'0" (3.09 x 3.36)

Dining Room

11'8" x 10'2" (3.56 x 3.11)

Kitchen

11'7" x 6'9" (3.54 x 2.07)

Kitchen

9'4" x 5'4" (2.87 x 1.63)

Laundry Room

8'11" x 5'3" (2.74 x 1.62)

Bedroom

10'1" x 10'4" (3.09 x 3.17)

Bedroom

7'11" x 6'7" (2.42 x 2.03)

Bedroom

11'7" x 8'5" (3.55 x 2.58)

Landing

Bathroom

Storage Shed

8'0" x 21'3" (2.45 x 6.50)

Rear Garden

Off-street Parking

