Paul Meakin
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Ground Floor

Kitchen
11'0" x 11'0"
3.36 x 3.36 m

Living Room
13'10" x 13'0"
4.23 x 3.97 m

Laundry Room

Hallway
2'11" x 8'7"
0.91 x 2.63 m

Entry
2'8" x 9'0"
0.83 x 2.76 m

Floor 1

Bathroom
5'3" x 8'2"
1.60 x 2.51 m

Landing
5'5" x 5'7"
1.66 x 1.72 m

Bedroom
13'10" x 9'11"
4.22 x 3.04 m

Bedroom
8'4" x 11'3"
2.56 x 3.43 m

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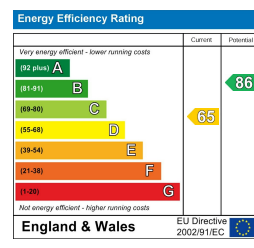**Approximate total area**[1]
674 ft²
62.5 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
------- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Offers In Excess Of £375,000   **Wolsey Crescent, Croydon, CR0 0PF**

Paul Meakin are proud to present this two bedroom semi-detached home.

Located in the popular area of New Addington 'Boots Estate' this delightful semi-detached home on Wolsey Crescent offers a wonderful opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals. The semi-detached design provides privacy and a sense of space, making it a perfect choice for those who appreciate a bit of extra room.

The property is situated in a friendly neighbourhood, known for its community spirit and convenient access to local amenities, including the New Addington Central Parade, with a range of shops for every occasion, near-by schools and parks, and excellent transport links into Central Croydon, London and surrounding areas.

This home, boasts two large double bedrooms, a fitted bathroom, a huge living space, a sizeable kitchen, with utility space, ample storage throughout the property, and gas central heating via radiators. The exterior of the property benefits a far-reaching, south-facing garden and off-street parking for at least two cars.

Do not miss the opportunity to view this rare home and make it your own!

Call 02086511234 now to book your viewing!

Energy Efficiency Rating

Very energy efficient - lower running costs

	Current	Potential
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

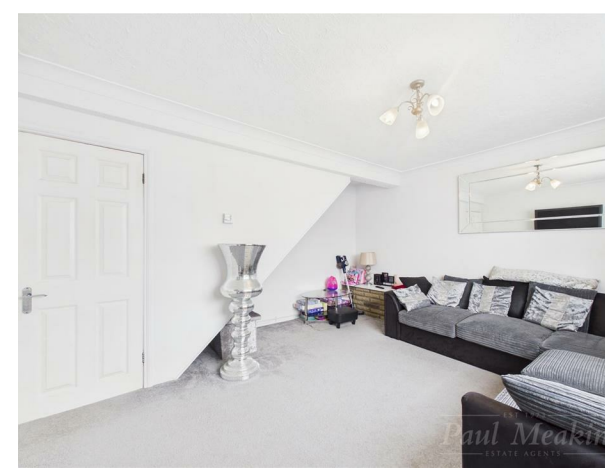**England & Wales**   EU Directive 2002/91/EC

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

- Off-street parking

- Large rear garden

- Two double bedrooms

- Gas central heating

Kitchen

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

Living Room

13'10" x 13'0" (4.23 x 3.97)

Bedroom one

13'10" x 9'11" (4.22 x 3.04)

Bedroom two

8'4" x 11'3" (2.56 x 3.43)

Bathroom

Landing

Porch

Hallway

Rear garden

Off-street parking

Viewing Notes:

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