

Approximate total area⁽¹⁾

925.23 ft²

85.96 m²

Reduced headroom

7.86 ft²

0.73 m²

(1) Excluding balconies and terrace:

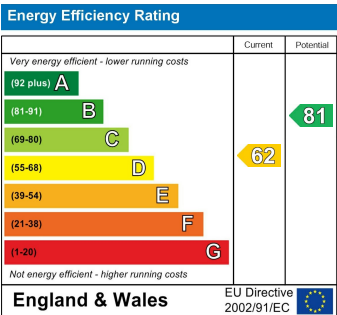
Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360

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

We are delighted to welcome to the market this CHAIN FREE extended two double bedroom semi detached family home which is situated in the main part of New Addington. The property benefits from a kitchen with access to the landscaped garden and downstairs W/C, lounge, reception room, fitted family bathroom, double glazed windows throughout, gas central heating via radiators and off street parking for serval cars. This property is situated on the Boots estate which is conveniently located for Lidl and Central Parades amenities, the tramlink and frequent bus services to surrounding areas. View now to appreciate size and standard.



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
20'4" x 9'4" (6.2 x 2.84)
LIVING ROOM
6'8" x 4'8" (2.03 x 1.42)
RECEPTION ROOM
9'10" x 13'9" (3 x 4.19)
KITCHEN
11'2" x 11'0" (3.4 x 3.35)
LOBBY
DOWNSTAIRS W/C
LANDING
BEDROOM ONE
9'11" x 12'0" (3.02 x 3.66)
BEDROOM TWO
14'3" x 8'6" (4.34 x 2.59)
BATHROOM
GARDEN
OFF STRET PARKING

