



W N
S E

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A1-A2) A	95
(B1-B2) B	83
(C1-C2) C	83
(D1-D2) D	83
(E1-E2) E	83
(F1-F2) F	83
(G1-G2) G	83
EU Directive 2002/91/EC	

TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Entrance Hall
4'6" x 10'8" (1.38 x 3.26)
Downstairs WC
3'3" x 3'10" (1.01 x 1.17)
Kitchen
8'0" x 13'8" (2.46 x 4.19)
Living/ Dining Area
15'8" x 15'2" (4.80 x 4.64)
Landing
7'2" x 9'3" (2.19 x 2.84)

Bedroom One
13'10" x 10'4" (4.24 x 3.16)
En suite bathroom
3'10" x 8'3" (1.17 x 2.53)
Bedroom Two
12'6" x 9'10" (3.83 x 3.01)
Bathroom
7'7" x 5'7" (2.33 x 1.72)
Utility Room
3'3" x 4'7" (1.00 x 1.42)



EST 1973
Paul Meakin
ESTATE AGENTS

Price Range £450,000 Addington Road, South Croydon, CR2 8LH

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Approximate total area⁽¹⁾
861 ft²
80 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



PRICE RANGE £450,000-£460,000
Nestled on the desirable Addington Road in South Croydon, this stunning two double bedroom modern home offers a perfect blend of style and comfort. With easy access to both South and East Croydon stations, commuting to London and beyond is a breeze, making it an ideal choice for professionals and families alike.

Upon entering, you will be greeted by a spacious open plan reception and kitchen area, designed with contemporary living in mind. The stylish interiors and quality finish throughout the property create an inviting atmosphere, perfect for entertaining or relaxing after a long day. The property boasts two well-appointed bath/shower rooms, including an en-suite for added convenience.



The first floor features a utility cupboard, providing practical storage solutions, while underfloor heating and double glazing ensure a warm and energy-efficient home all year round. Step outside to discover a charming courtyard garden, a delightful space for outdoor dining or simply enjoying the fresh air.

Located just moments from a variety of shops and amenities, this home offers both convenience and a vibrant community atmosphere. With five years remaining on the NHBC warranty, you can purchase with confidence, knowing that your investment is protected.

This modern house is not just a property; it is a lifestyle choice, offering comfort, convenience, and a touch of elegance in a sought-after location. Do not miss the opportunity to make this beautiful home your own.

- PRICE RANGE £450,000-£460,000
- Chain Free
- Open plan living
- Court yard garden
- En suite to master bedroom
- Downstairs cloakroom
- Located within Selsdon high street
- Perfect for first time buyers
- Stunning Two Double Bedroom EOT

