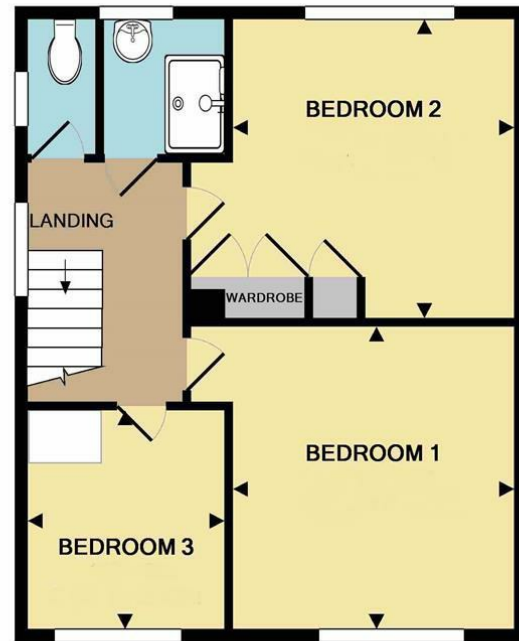




GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
 www.essentialpropertymarketing.com
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	81
(69-80) C	
(55-68) D	66
(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



£425,000 Kennelwood Crescent, Croydon, CR0 0DQ

Offered to the market is this three bedroom semi detached family home situated at the top end of New Addington and being conveniently located for the 64 bus service, primary and secondary schools and Milne Park park and green space. Internally the property benefits from a fitted kitchen and shower room, lounge measuring 23'5 x 11'0, utility room, gas central heating, landscaped rear garden with garden summer house and covered decked seating area. Call now to avoid disappointment and to appreciate size and location. Freehold / Croydon council tax band C £1747.26



Porch
 Entrance Hall
 Living Room
 23'5 x 11'0 (7.14m x 3.35m)
 Kitchen
 12'4 x 7'9 (3.76m x 2.36m)
 Utility Room
 Landing
 Bedroom
 11'10 x 11'1 (3.61m x 3.38m)
 Bedroom
 11'2 x 11'0 (3.40m x 3.35m)
 Bedroom
 8'7 x 7'11 (2.62m x 2.41m)
 Shower Room
 Separate W.C
 Garden
 Store Room
 Garden Summer House

