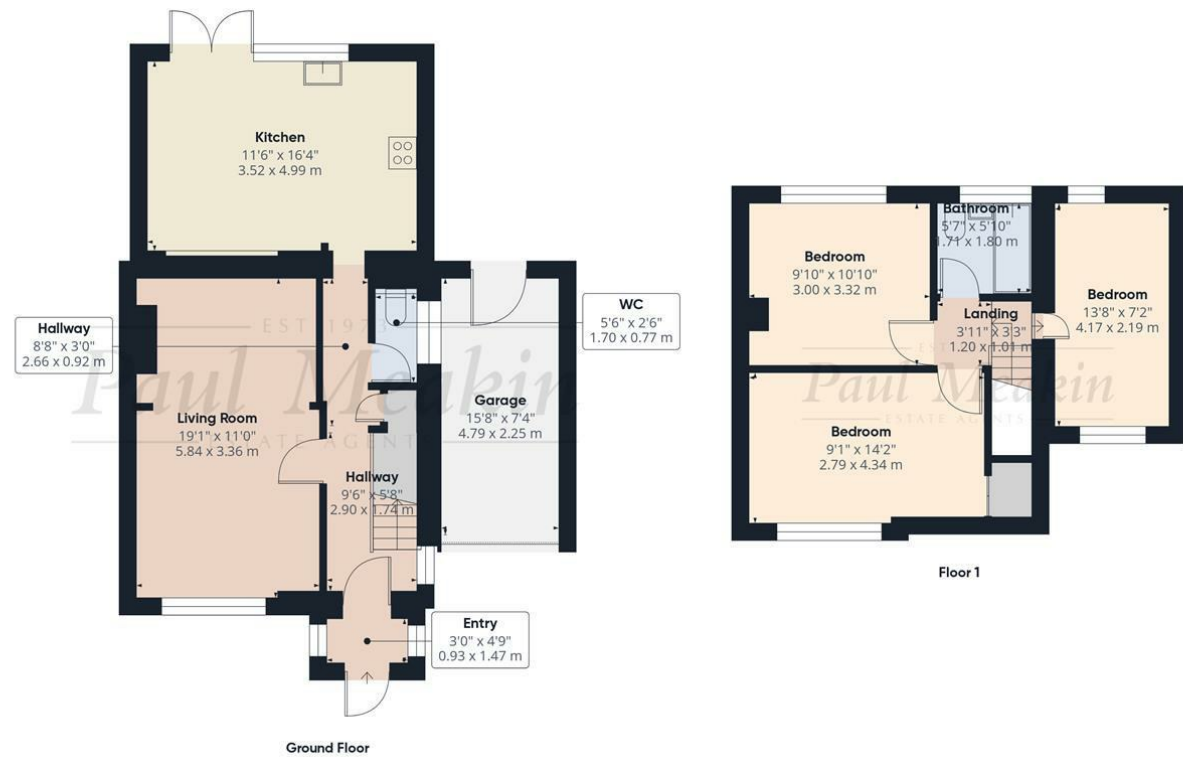




EST 1973
Paul Meakin £465,000 Parkway, Croydon, CR0 0JA
 ESTATE AGENTS



Approximate total area⁽¹⁾
 1029 ft²
 95.6 m²

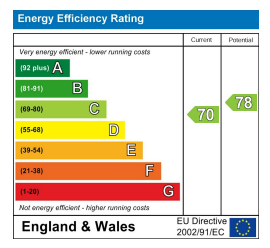
(1) Excluding balconies and terraces

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

GIRAFFE360



Porch	Landing	Bathroom
Hallway	Bedroom 14'2 x 9'1 (4.32m x 2.77m)	Garage 15'8 x 7'4 (4.78m x 2.24m)
Living room 19'1 x 11'10 (5.82m x 3.61m)	Bedroom 10'10 x 9'10 (3.30m x 3.00m)	Garden
Kitchen/ Diner 16'4 x 11'6 (4.98m x 3.51m)	Bedroom 13'8 x 7'2 (4.17m x 2.18m)	Driveway
Downstairs W.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 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



Nestled in the desirable area of Parkway, New Addington, Croydon, this charming extended semi-detached house, built in 1935, presents an excellent opportunity for families seeking a comfortable and spacious home. Spanning just over 1,000 square feet, the property boasts well-proportioned reception room that provide a bright and inviting atmosphere, perfect for both relaxation and entertaining.

The home features three double bedrooms, catering to the needs of a growing family. The refitted family bathroom and an open-plan refitted kitchen have been thoughtfully designed to enhance modern living, ensuring both style and functionality. Additionally, a convenient downstairs cloakroom adds to the practicality of the layout.



Outside, the property benefits from a level garden, ideal for children to play or for hosting summer gatherings. A garage is situated to the side, providing ample storage, while the private driveway offers street parking, a valuable asset in this bustling area.

The current owners have dedicated time and resources to create a welcoming family home, making it ready for new occupants to move in and enjoy. The location is excellent with transport links, local shops, and reputable schools all within easy reach, ensuring that daily conveniences are just a stone's throw away.

With scope for further extension, subject to planning permission, this property presents a fantastic opportunity to create your dream home in a vibrant community. Do not miss the chance to view this delightful residence that combines comfort, style, and practicality in one of Croydon's most sought-after locations.

- Semi detached house
- Three double bedrooms
- Refitted kitchen breakfast room
- Downstairs cloakroom
- Refitted family bathroom
- Level garden
- Driveway
- Scope to extend STPP

