

Approximate total area<sup>(1)</sup>  
879.19 ft<sup>2</sup>  
81.68 m<sup>2</sup>

Reduced headroom  
137.02 ft<sup>2</sup>  
1.18 m<sup>2</sup>

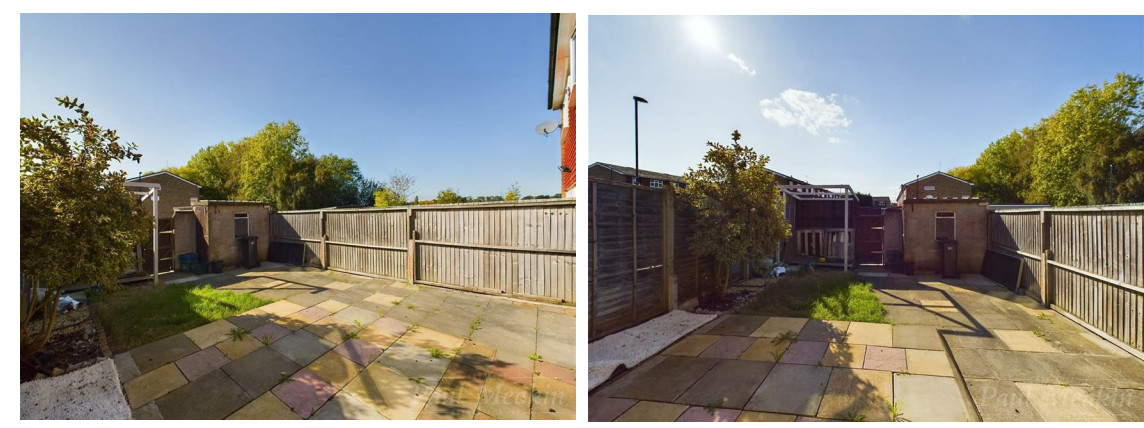
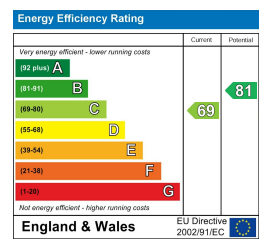
(1) Excluding balconies and terraces

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

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**TAX BAND:**

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



**£335,000** Elmside, New Addington, CR0 9DU



Welcomed to the market is this three bedroom mid terrace family home which is conveniently located for a good variety of schools, amenities and shops, bus services and green space. Internally the property has been redecorated and benefits from a refitted kitchen, living room leading onto dining room, useful downstairs W.C, fitted bathroom, level rear garden with storage shed and rear access gate, brand new double glazing throughout and gas central heating via radiators. Call now to fully appreciate size and location. Call now to view! Freehold/ Croydon council tax band C / EPC C.



Hallway

WC

Kitchen

9'11" x 10'5" (3.04 x 3.18)

Dining Room

11'9" x 7'11" (3.59 x 2.43)

Living Room

11'10" x 11'9" (3.63 x 3.59)

Bathroom

Landing

Bedroom

9'10" x 6'11" (3.00 x 2.13)

Bedroom

9'9" x 12'11" (2.99 x 3.95)

Bedroom

11'1" x 11'10" (3.38 x 3.63)

Rear Garden

