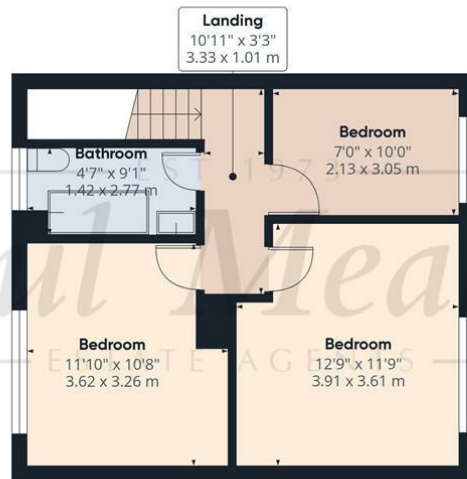


Ground Floor



Floor 1



Approximate total area⁽¹⁾
 855.19 ft²
 79.45 m²

Reduced headroom
 13.95 ft²
 1.3 m²

(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

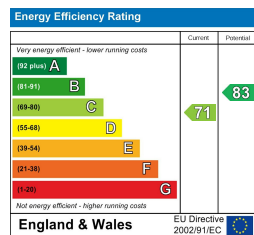
EST 1973
Paul Meakin Asking Price of £340,000 Elmside, New Addington, CR0 9DU
 ESTATE AGENTS



Welcomed to the market, is this three bedroom mid-terrace house. Offering a delightful blend of comfort and practicality. Internally, this property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space, a large living/dining area. A re-fitted kitchen and bathroom, useful downstairs WC, level south-facing rear garden, gas central heating via radiators and double glazed windows throughout. The property is conveniently located for a good variety of schools, amenities and shops, bus services and green space.



Call now to appreciate this property!



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 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

- Three bedroom mid-terrace house
- Three well-proportioned bedrooms
- Large living/dining area
- Level south-facing rear garden
- Located near schools, amenities & shops
- Green spaces
- Access to bus services



Hallway

wc

Living Room
19'10" x 11'9" (6.07 x 3.59)

Kitchen
10'4" x 9'10" (3.16 x 3.01)

Landing

Bathroom

Bedroom
6'11" x 10'0" (2.13 x 3.05)

Bedroom
12'9" x 11'10" (3.91 x 3.61)

Bedroom
11'10" x 10'8" (3.62 x 3.26)

Rear Garden

