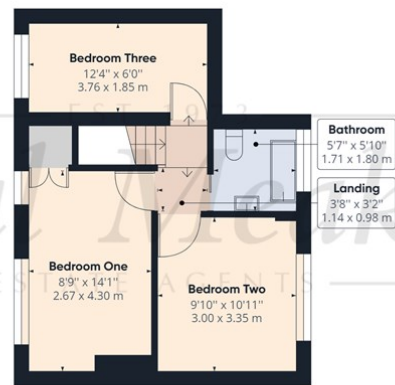




Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
 1079.70 ft<sup>2</sup>  
 100.31 m<sup>2</sup>

(1) Excluding balconies and terrace

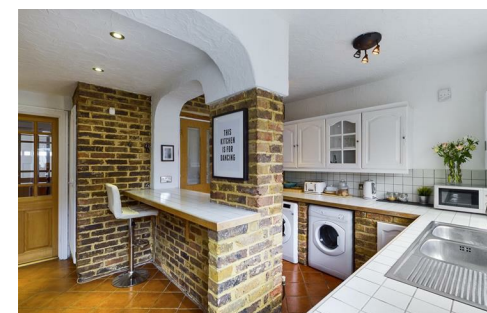
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

EST 1973  
**Paul Meakin** Offers In Excess Of £450,000 Grenville Road, Croydon, CR0 0NY  
 ESTATE AGENTS

- Chain Free
- Off Street Parking
- Garden
- Close to amenities and transport links
- Another property entrusted to Paul Meakin

We are delighted to welcome to the market this extremely well presented CHAIN FREE four bedroom extended semi-detached house situated on the popular Boots Estate in New Addington. The property benefits from a refitted kitchen, living room, dining room, downstairs shower room, downstairs bedroom/study, conservatory leading onto the garden with storage shed at the rear, gas central heating, double glazed windows throughout and off street parking for multiple cars. This property is conveniently located for frequent bus and tram services to surrounding areas, local schools and amenities, within walking distance. Call now to book your viewing.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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

PORCH

LIVING ROOM  
18'9" x 14'1" (5.72 x 4.29)

DINING ROOM  
8'0" x 8'1" (2.44 x 2.46)

KITCHEN  
11'2" x 14'3" (3.4 x 4.34)

KITCHEN  
9'6" x 7'0" (2.9 x 2.13)

DOWNSTAIRS SHOWER ROOM

BEDROOM FOUR/STUDY  
10'6" x 7'8" (3.2 x 2.34)

CONSERVATORY  
7'10" x 8'8" (2.39 x 2.64)

LANDING

BEDROOM  
14'1" x 8'9" (4.29 x 2.67)

BEDROOM  
10'11" x 9'10" (3.33 x 3)

BEDROOM  
12'4" x 6'0" (3.76 x 1.83)

BATHROOM

GARDEN

STORAGE SHED

OFF STREET PARKING

