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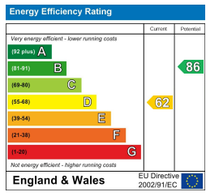
Approximate total area(1)
1251 ft²
116.3 m²

(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
7'5" x 3'4" (2.27 x 1.02)

Entrance Hall
6'4" x 10'11" (1.94 x 3.34)

Open Plan Living/ Dining/ Kitchen
18'9" x 20'11" (5.73 x 6.38)

Conservatory
9'9" x 9'8" (2.99 x 2.95)

Utility
4'2" x 25'3" (1.28 x 7.72)

Downstairs WC
4'10" x 4'1" (1.48 x 1.25)

Salon/ Home Office
7'4" x 5'10" (2.25 x 1.80)

Garden

Garden Room
21'7" x 9'4" (6.58 x 2.85)

Landing
6'3" x 8'2" (1.93 x 2.49)

Bedroom One
10'7" x 10'8" (3.25 x 3.27)

Bedroom Two
10'11" x 9'10" (3.35 x 3.01)

Bedroom Three
7'4" x 6'5" (2.25 x 1.96)

Bathroom
7'10" x 5'6" (2.41 x 1.70)

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

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£425,000 Uvedale Crescent, Croydon, CR0 0BS

Beautifully presented and thoughtfully renovated by the current owners, this attractive two/three-bedroom semi-detached family home offers stylish and versatile accommodation throughout.

The heart of the home is the impressive open-plan kitchen, dining and living area, creating the perfect space for modern family life and entertaining. Additional ground floor accommodation includes a conservatory, utility room, downstairs WC, and a versatile extra room currently used as a salon, which would also make an ideal home office, playroom or hobby room.

Outside, the sunny rear garden has been designed for both relaxation and practicality, featuring a generous patio area, lawn, external hot and cold water supply, and a substantial garden room offering excellent additional space and private driveway at the front.

To the first floor are two well-proportioned double bedrooms, a single bedroom, and a contemporary family bathroom.

Further benefits include Cat 6 cabling running from the front of the property through the extension and into the garden room, providing excellent high-speed internet connectivity throughout the home.

Located in a well-established and popular part of New Addington, this attractive home is ideally positioned close to local shops, highly regarded schools, recreational facilities and regular transport services.

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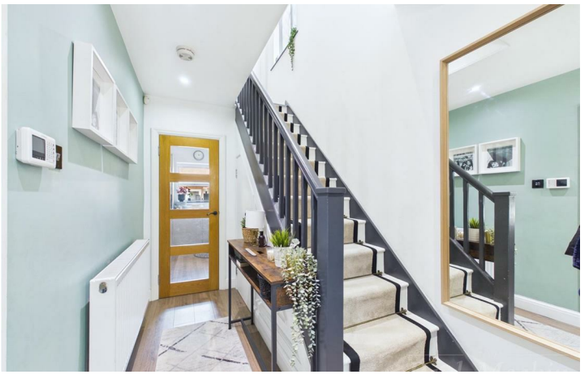
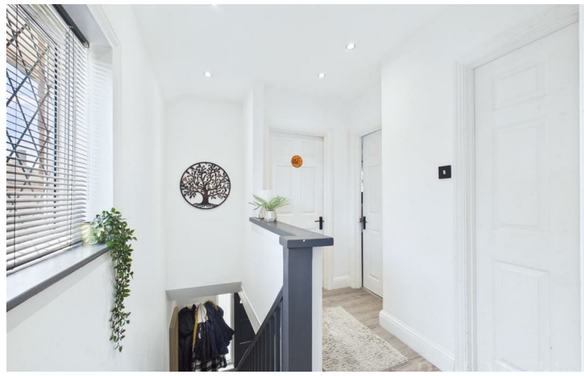
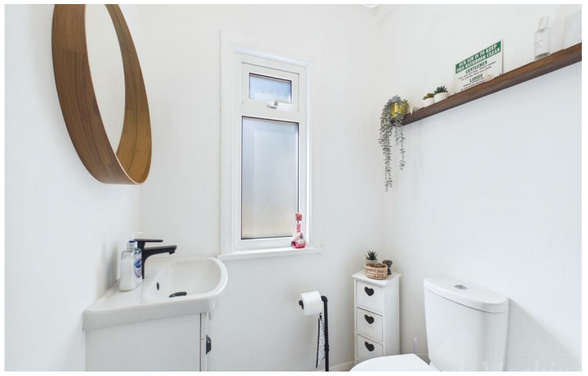
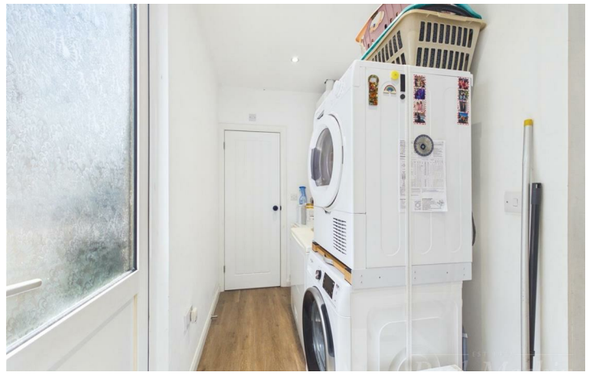
- Beautifully presented three-bedroom semi-detached home
- Renovated to a high standard by the current owners
- Spacious open-plan kitchen, dining and living area
- Conservatory providing additional reception space
- Separate utility room and downstairs WC
- Versatile salon/home office space
- Sunny rear garden with patio and lawn
- External hot and cold water supply
- Large garden room with multiple uses
- Cat 6 cabling throughout for high-speed internet connectivity









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