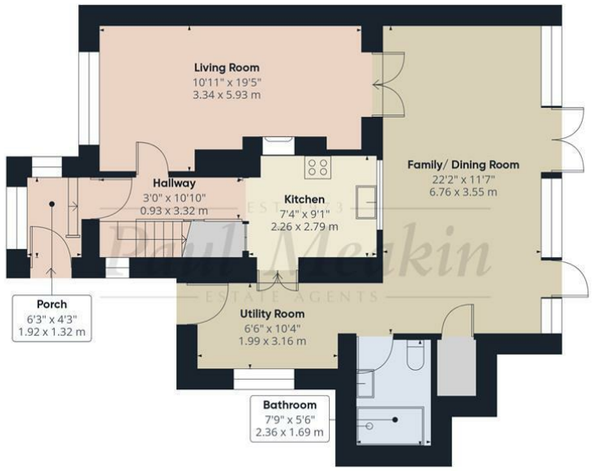
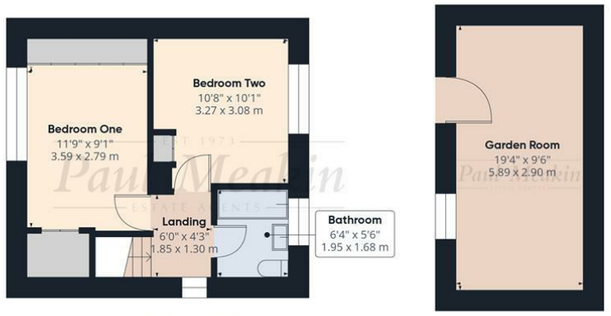
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Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area(1)

1241 ft²

115.2 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
6'3" x 4'3" (1.92 x 1.32)

Hallway
3'0" x 10'10" (0.93 x 3.32)

Kitchen
7'4" x 9'1" (2.26 x 2.79)

Living Room
10'11" x 19'5" (3.34 x 5.93)

Family/ Dining Room
22'2" x 11'7" (6.76 x 3.55)

Utilty Room
6'6" x 10'4" (1.99 x 3.16)

Bathroom
7'8" x 5'6" (2.36 x 1.69)

Landing
6'0" x 4'3" (1.85 x 1.30)

Bedroom One
11'9" x 9'1" (3.59 x 2.79)

Bedroom Two
10'8" x 10'1" (3.27 x 3.08)

Bathroom
6'4" x 5'6" (1.95 x 1.68)

Garden

Garden Room
19'3" x 9'6" (5.89 x 2.90)

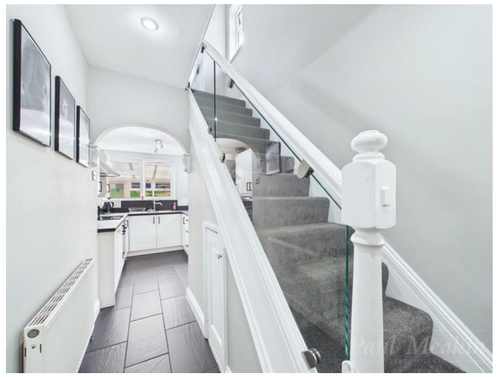
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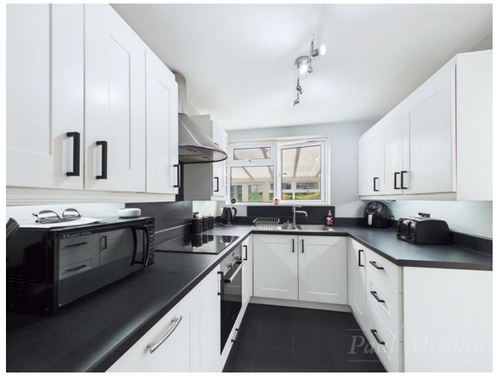
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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£400,000 Frimley Close, New Addington, CR0 0RX





This larger than average two bedroom semi detached home offers generous and versatile accommodation with excellent living and entertaining space, complemented by two bathrooms and a versatile detached garden room.

The ground floor offers a spacious reception room to the front alongside a modern fitted kitchen. To the rear, the real highlight of the home is the substantial 22'2" x 11'6" family/dining room, providing a fantastic space for everyday family life, dining and entertaining, with direct access onto the garden.

Completing the ground floor is a useful utility room and separate shower room with WC.

Upstairs are two well proportioned double bedrooms, both benefiting from built in storage, together with a family bathroom.

Outside, the property boasts a large south facing rear garden, providing plenty of space for relaxing and entertaining. A particular feature is the detached garden room, currently arranged as a bar/games room, offering a fantastic additional space that could equally suit a home office, gym or hobby room. To the front, the property benefits from its own driveway providing off street parking for two vehicles.

The property is conveniently positioned for the amenities of New Addington, including local shops, supermarkets and leisure facilities. The nearby Croydon Tramlink provides convenient connections towards Croydon town centre and its mainline railway stations, while the surrounding area offers a good selection of schools and recreational facilities.

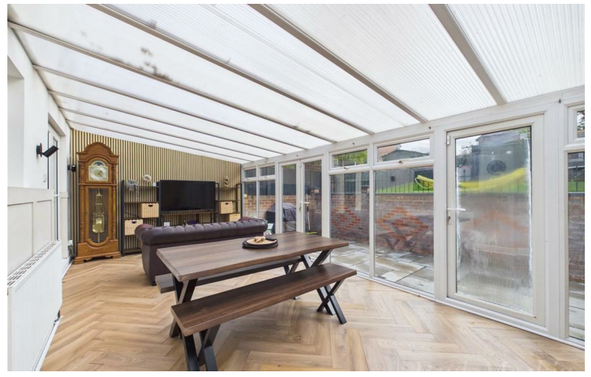
A fantastic opportunity for buyers seeking a home with far more living space than typically expected from a two bedroom property, together with excellent entertaining space both inside and out.

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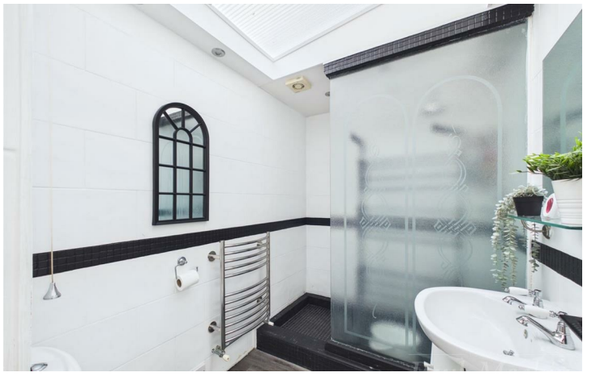
- Larger Than Average Two Bedroom Home
- Impressive 22'2" Family/Dining Room
- Spacious Separate Reception Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Large South Facing Rear Garden
- Detached Garden Room
- Off Street Parking for Two Cars
- Close to Tramlink & Local Amenities

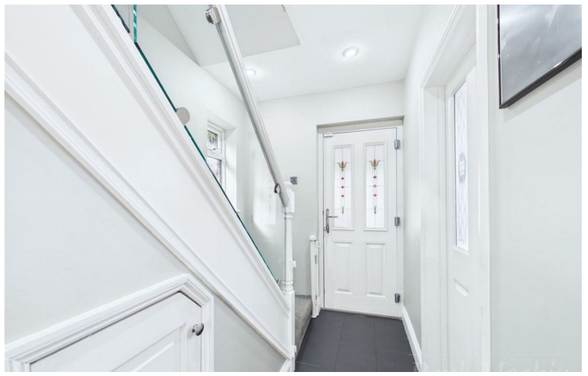







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