

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 and 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

Entrance Hall
 5'11" x 13'5" (1.82 x 4.10)

Kitchen
 5'11" x 8'4" (1.82 x 2.55)

Reception Room
 11'7" x 22'2" (3.54 x 6.78)

Conservatory
 9'6" x 9'9" (2.91 x 2.98)

Bedroom One
 8'10" x 12'10" (2.70 x 3.92)

Bedroom Two
 11'7" x 8'10" (3.54 x 2.71)

Bedroom Three
 7'0" x 9'10" (2.15 x 3.02)

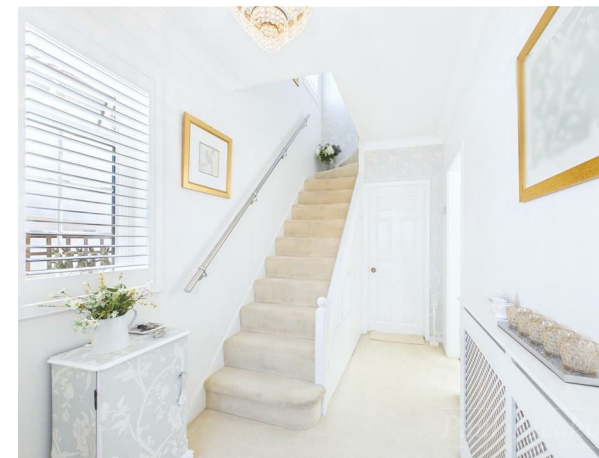
Bathroom
 6'1" x 5'9" (1.87 x 1.76)

Garden Room
 14'10" x 18'2" (4.53 x 5.55)

Garden

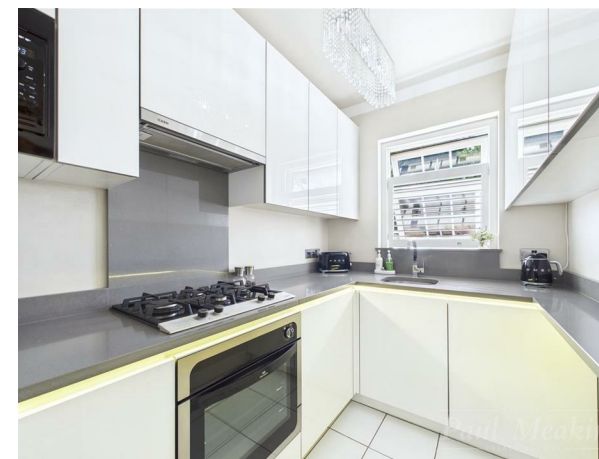


EST 1973
Paul Meakin Offers In Excess Of £450,000 Aldrich Crescent, Croydon, CR0 0NN
 ESTATE AGENTS



Paul Meakin are delighted to welcome to the market this exceptionally well-presented three-bedroom house, offering a delightful blend of comfort and modern living.

Upon entering, you're welcomed by a bright and airy entrance hall leading to a spacious and inviting reception room—ideal for everyday living and entertaining. The modern kitchen is thoughtfully laid out, with ample worktop and storage space.



Additional reception space in the conservatory further enhances the home's living areas, offering peaceful views of the beautifully landscaped garden—a true outdoor haven for barbecues, play, or quiet evenings. One of the standout features is the impressive garden room, flooded with natural light and providing a versatile space for working from home or creative pursuits.

The property also benefits from a large private driveway, offering ample off-street parking. Set in a well-connected residential neighbourhood, this home is just a short distance from local transport links, schools, parks, and everyday amenities. Stylish, spacious, and full of potential, this is a home ready to grow with you.

Early viewing is highly recommended.

- Exceptionally well-presented three-bedroom semi-detached home
- Bright and spacious reception room
- Modern, well-designed kitchen with ample storage
- Additional living space via a light-filled conservatory
- Beautifully landscaped rear garden
- Impressive garden room – perfect for home office or studio
- Large private driveway with ample off-street parking
- Ideal family home with space to grow and personalise
- Located near good local schools
- Close to good transport links and all local amenities

