



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 856.82 ft²
 79.60 m²

(1) Excluding balconies and terraces

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

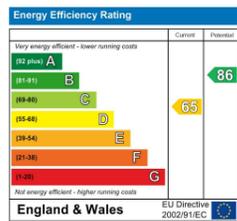


EST 1973
Paul Meakin £425,000 Overbury Crescent, Croydon, CR0 0LP
 ESTATE AGENTS



Welcomed to the market is this three bedroom semi detached family home situated on the top end of New Addington and being conveniently located for Central Parade and its shops and amenities, frequent bus services and the Tramlink plus a variety of schools. Internally the property benefits from a kitchen/diner, separate living room, fitted family bathroom, paved rear garden, large workshop measuring 21'10 x 11'8, double glazed windows throughout, gas central heating via radiators and off street parking for several cars. Call now to appreciate size, standard and location.

Croydon Council tax band C / EPC Rating D



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

- Refitted kitchen
- Separate lounge
- Paved rear garden
- Off Street parking
- Another property entrusted to Paul Meakin



ENTRANCE HALL

LOUNGE
11'3" x 10'11" (3.43 x 3.33)

KITCHEN
7'5" x 15'10" (2.26 x 4.83)

LANDING

BEDROOM ONE
9'10" x 8'10" (3 x 2.69)

BEDROOM TWO
8'8" x 10'0" (2.64 x 3.05)

BEDROOM THREE
6'0" x 3'11" (1.83 x 1.19)

BATHROOM

WORKSHOP
21'10" x 11'8" (6.65 x 3.56)

OFF STREET PARKING

