



- Porch
- Entrance Hall
- Living Room  
9'9 x 12'5 (2.97m x 3.78m)
- Kitchen  
7'10 x 9'4 (2.39m x 2.84m)
- Walkway
- Utility Room  
4'9 x 11'6 (1.45m x 3.51m)
- Storage Space  
6'10 x 12'7 (2.08m x 3.84m)
- Landing
- Bedroom  
14'7 x 10'3 (4.45m x 3.12m)
- Bedroom  
9'9 x 10'9 (2.97m x 3.28m)
- Shower Room
- Garden
- Off street parking

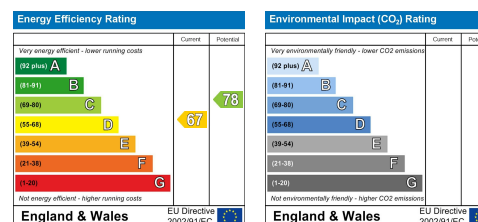


**TAX BAND: C**

*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*



**£390,000** Warbank Crescent, Croydon, CR0 0AY



Situated in the area of Warbank Crescent, New Addington, Croydon, this beautifully presented semi-detached house offers a delightful living experience. The property features two spacious double bedrooms, making it ideal for families or those seeking extra room for guests.

Upon entering, you are welcomed into a thoughtfully designed through lounge that seamlessly leads out onto the garden, there is also a bespoke refitted kitchen, perfect for both cooking and entertaining. The kitchen is a true highlight, showcasing modern finishes and ample storage, ensuring that culinary enthusiasts will feel right at home. Additionally, the property boasts a utility and store room, providing practical space for household needs.

The refitted shower room is stylish and functional, offering a refreshing retreat. Outside, the secluded landscaped garden presents a tranquil oasis, ideal for relaxation or outdoor gatherings. Furthermore, the property benefits from off-street parking, adding convenience to your daily routine.

This semi-detached house is not only well-presented but also offers a harmonious blend of comfort and modern living. With its desirable location and thoughtful features, it is a perfect choice for those looking to settle in a welcoming community. Do not miss the opportunity to make this lovely property your new home.





