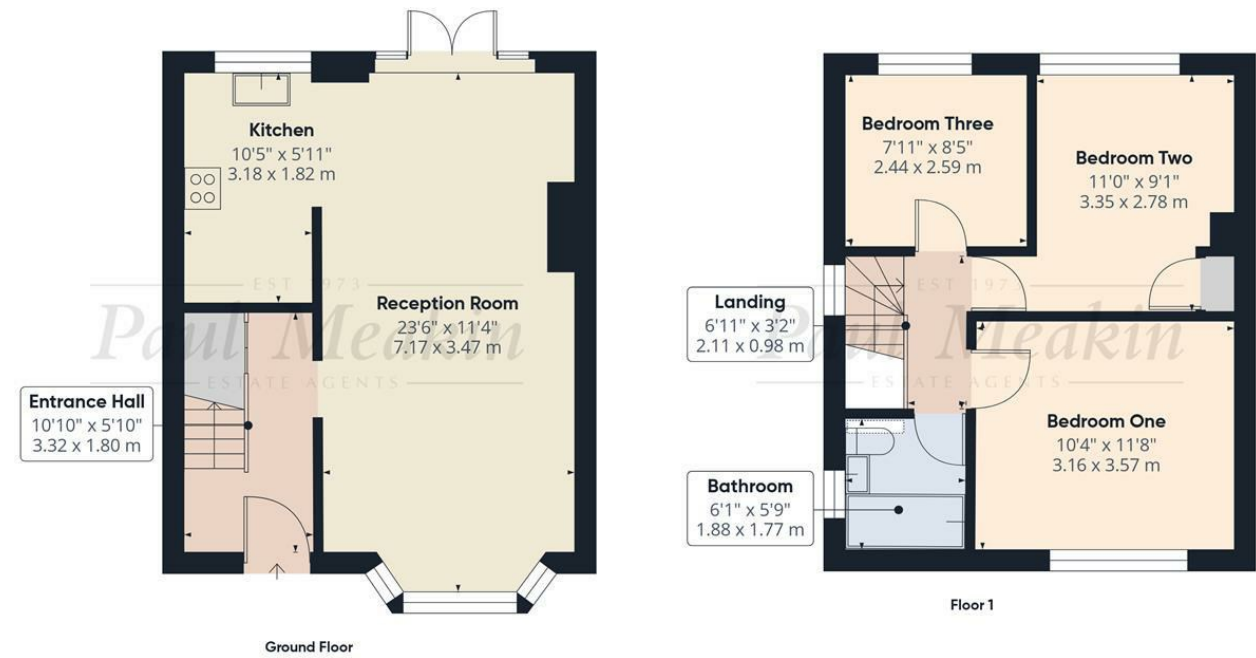




Approximate total area<sup>(1)</sup>

751 ft<sup>2</sup>  
69.8 m<sup>2</sup>

(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



EST 1973

Paul Meakin

ESTATE AGENTS

£440,000

Montacute Road, Croydon, CR0 0JE



Paul Meakin are delighted to welcome to the market this beautifully refurbished three-bedroom semi-detached family home, ideally positioned within the ever-popular private Boots Estate in New Addington.

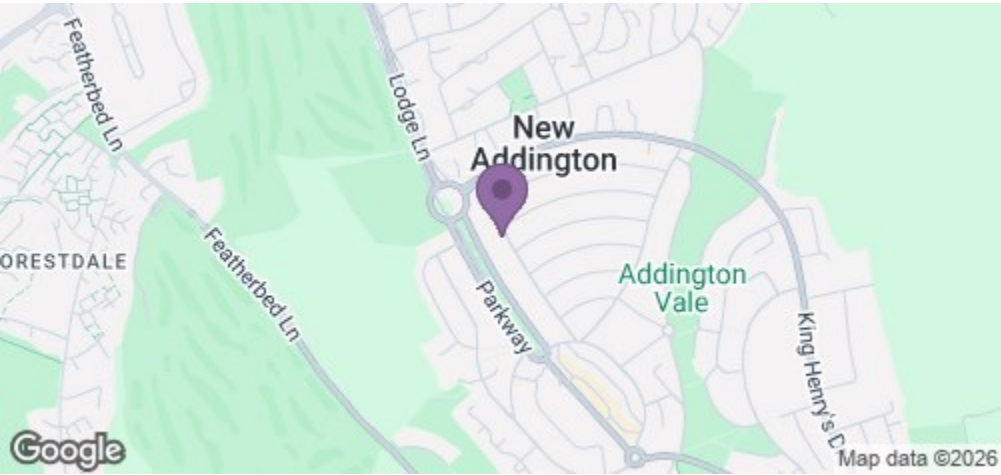
The property has been fully refurbished and redecorated throughout and offers bright, spacious and well-balanced accommodation. Internally, the home comprises an inviting entrance hall, a generous open-plan reception room with dining area, a modern fitted kitchen, stairs and landing, three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property benefits from a large, well-maintained south-west facing rear garden, perfect for outdoor entertaining and family enjoyment. To the front, there is a substantial gated driveway providing off-street parking for at least three vehicles, along with a large front garden.



The location is excellent, with Lidl just a one-minute walk away and Central Parade, local shops and the newly built leisure centre with swimming pool all within five minutes on foot. Great transport links are close by, including bus and tram services offering easy access to East Croydon, with mainline connections to London Bridge in approximately 45 minutes. The area is also well served by a range of reputable schools, making this an ideal home for families.

Early viewing is highly recommended to fully appreciate the space, condition and location this superb home has to offer.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 72      | 79        |
| EU Directive 2002/91/EC                     |         |           |

TAX BAND:

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

- Three-bedroom semi-detached family home
- Fully refurbished and redecorated throughout
- Popular private Boots Estate location
- Bright open-plan reception and dining area
- Modern fitted kitchen and bathroom
- Large south-west facing rear garden
- Gated off-street parking for at least three cars
- Lidl 1 minute walk; Central Parade 5 minutes
- Excellent bus and tram links to East Croydon
- Ideal for families with good local schools nearby

**Entrance Hall**  
10'10" x 5'10" (3.32 x 1.80)

**Reception Room**  
23'6" x 11'4" (7.17 x 3.47)

**Kitchen**  
10'5" x 5'11" (3.18 x 1.82)

**Landing**  
6'11" x 3'2" (2.11 x 0.98)

**Bedroom One**  
10'4" x 11'8" (3.16 x 3.57)

**Bedroom Two**  
10'11" x 9'1" (3.35 x 2.78)

**Bedroom Three**  
8'0" x 8'5" (2.44 x 2.59)

**Bathroom**  
6'2" x 5'9" (1.88 x 1.77)

**Garden**

