



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

Paul Meakin

Approximate total area⁽¹⁾
814.38 ft²
75.66 m²

(1) Excluding balconies and terraces

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GIRAFFE360



EST 1973

Paul Meakin

ESTATE AGENTS

£370,000 Leigh Crescent, Croydon, CR0 0RL



We are delighted to offer to the market this three bedroom mid terrace family home. Leigh Crescent is situated in the Castle Hill Avenue of New Addington and is the perfect location for frequent transport links to Croydon's main line stations, local shops and amenities.

Internally the property benefits from lounge, dining room, fitted kitchen, double glazed throughout, private large rear garden and off street parking for two cars. Call us now to book your viewing appointment.

Freehold/ Croydon Council tax band C/ EPC D.

ENTRANCE HALL

LOUNGE

18'11" x 11'3" (5.77 x 3.43)

DINING ROOM

9'6" x 7'11" (2.9 x 2.41)

KITCHEN

12'6" x 8'11" (3.81 x 2.72)

LANDING

BEDROOM ONE

12'6" x 11'5" (3.81 x 3.48)

BEDROOM TWO

12'6" x 11'1" (3.81 x 3.38)

BEDROOM THREE

10'1" x 6'11" (3.07 x 2.11)

SEPARATE W/C

BATHROOM

GARDEN

OFF STREET PARKING

VIEWING NOTES:

