



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		EU Directive 2002/91/EC

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.



Approximate total area⁽¹⁾
1231 ft²
114.3 m²

(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



£425,000 - £435,000 Walton Green, Croydon, CR0 0TW

Price range £425,000 - £435,000. Located in Walton Green, New Addington, this delightful house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is designed to cater to modern living while providing ample space for relaxation and entertainment.

Upon entering, you are welcomed by a beautifully designed open plan kitchen and utility area, perfect for culinary enthusiasts and family gatherings. The living room seamlessly flows into the dining area, creating an inviting atmosphere for both everyday living and special occasions. The property features two bathrooms, including a family bathroom and a convenient downstairs shower room, ensuring that the needs of a busy household are met with ease.

The outdoor space offers a rear garden with workshop and covered area, ideal for enjoying the outdoors regardless of the weather. Additionally, the detached garage, complete with an electric door, provides secure parking and extra storage, while off-street parking further enhances convenience.

This property is not just a house; it is a home that combines comfort, functionality, and a touch of elegance. With its prime location over looking open green space and thoughtful design, it is sure to appeal to those looking for a welcoming environment in which to create lasting memories. Do not miss the chance to make this wonderful property your own.



Porch

Shower Room

Living Room
13'4 x 14'10 (4.06m x 4.52m)

Kitchen
14'5 x 19'9 (4.39m x 6.02m)

Utility Area

Dining Room
10'7 x 10'8 (3.23m x 3.25m)

Landing

Bedroom One
11'8 x 9'6 to wardrobes (3.56m x 2.90m to wardrobes)

Bedroom Two
10'11 x 11'4 (3.33m x 3.45m)

Bedroom Three
13'5 x 7'11 (4.09m x 2.41m)

Bathroom

Garden

Workshop
8'4 x 15'5 (2.54m x 4.70m)

Garage
11'9 x 8'0 (3.58m x 2.44m)

Off Street Parking

