



- Extended three bedroom semi
- Open plan lounge
- Dining area
- Utility room
- Garage and off street parking

33 Heneage Crescent, New Addington, Croydon, CR0 0NX

£379,950

We are delighted to offer to the market this well presented family home on the "Boots Estate". The property offers an extended open plan lounge/diner, open plan kitchen, utility room, three bedrooms and bathroom. Externally offers a private rear garden, garage and off street parking. The accommodation is in an ideal location for public transport including the Tramlink and all the local shops and facilities at Central Parade. View now to avoid disappointment.



Property Description

PORCH

Double glazed sealed unit door and double glazed window to side, tiled flooring, wooden front door.

LOUNGE

Open plan, double glazed window to front, double glazed window to side, wall mounted cupboard housing gas meter, decorative fire place with gas coal effect fire, two radiators, archway to dining area.

DINING AREA

Open plan to lounge, double glazed doors to rear garden, radiator, tiled flooring, open to kitchen.

KITCHEN

Double glazed window to front, a range of wall and base units, space for cooker with extractor over, one and half sink unit with mixer tap, door to utility room, tiled flooring.

UTILITY ROOM

Double glazed window to side, stainless steel sink unit, space for washing machine and fridge/freezer, cupboard housing electric meter, tiled flooring.

LANDING

Double glazed window to side, hatch to loft, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed window to front, radiator,





BEDROOM TWO

Double glazed window to rear, fitted wardrobe with top cupboards and additional wardrobes on separate wall, radiator.

BEDROOM THREE

Double glazed window to front, radiator, built-in cupboard.



BATHROOM

Double glazed window to rear, P shaped bath with shower attachment and screen, wall mounted wash hand basin, low level w.c., chrome ladder style towel rail, fully tiled walls, tiled flooring, downlights.

REAR GARDEN

Patio area, lawn with selection of flowers and shrubs, outside tap, driveway leading to garage.

GARAGE

Up and over door plus personal door into garage.

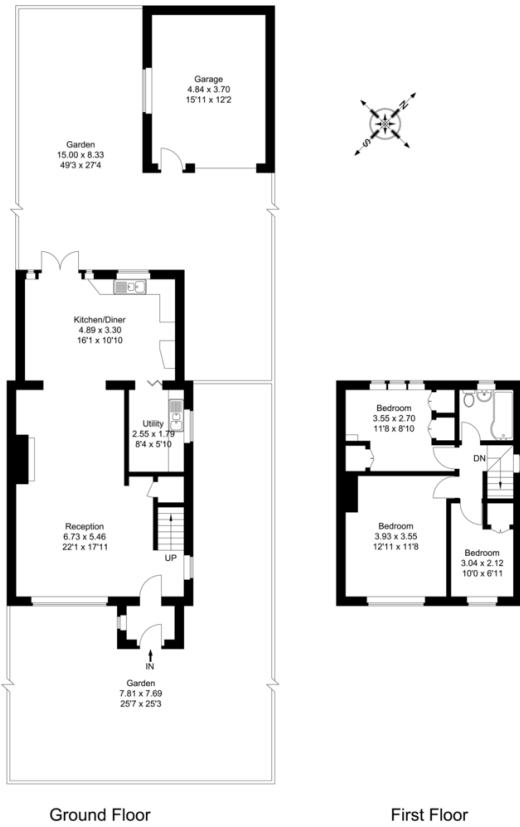


FRONT GARDEN

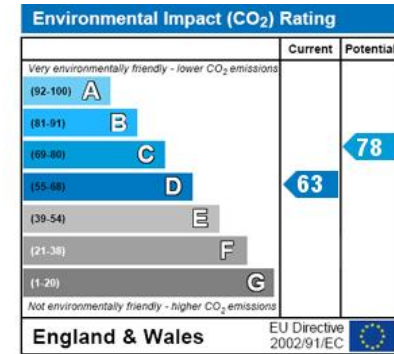
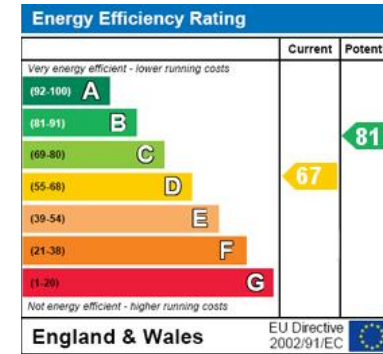
Mainly laid to lawn, driveway to garage.

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Approximate Gross Internal Area :- 111.18 sq m / 1196.73 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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.

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