

EST 1973

Paul Meakin

ESTATE AGENTS



- Four bedroom semi detached
- Two reception rooms
- Cloakroom
- Utility area
- Off street parking

37 Aldrich Crescent, New Addington, Croydon, CR0 0NP

£410,000

We are pleased to offer to the market this well presented four bedroom semi on the "Boots Estate". The present owners have maintained this property to a high standard and the property offers: two receptions, kitchen, utility, cloakroom whilst upstairs offers four bedrooms, one with an ensuite bathroom and family bathroom. Externally there is a large decked area and steps to the lawn. The front garden offers street parking for two vehicles.



Property Description

PORCH

Double glazed front door with double glazed windows either side and light.

ENTRANCE HALL

Wood front door, built in coats cupboard also housing gas meter, radiator with decorative cover, door to second reception room, cupboard under the stairs.

LOUNGE

Double glazed leaded light window to front, double glazed patio doors to rear, two radiators.

DINING ROOM

Double glazed leaded light window to front, radiator, door to kitchen.

KITCHEN

Double glazed window to front, wall and base units, sink unit with mixer tap, space for cooker with extractor hood over, integrated dishwasher, space for fridge/freezer, archway to utility room, radiator, partly tiled walls, laminated flooring, doorway to lobby.

UTILITY ROOM

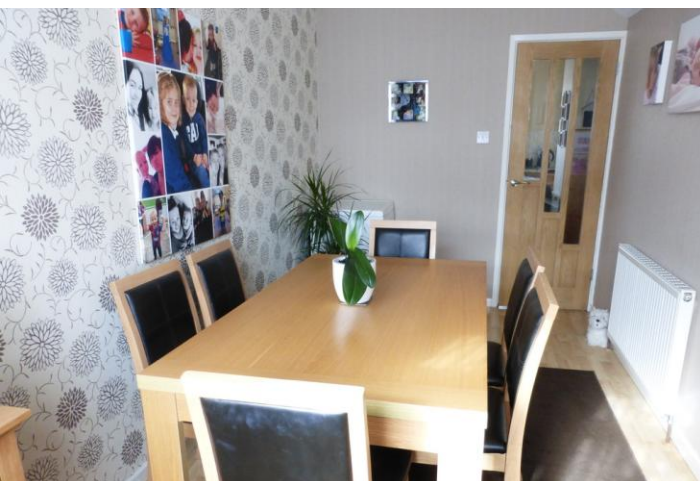
Wall mounted cupboards, space for washing machine and tumble dryer, laminated flooring, built-in larder cupboard.

CLOAKROOM

Double glazed window to rear, low level w/c, pedestal wash hand basin, wall mounted cupboard housing central heating boiler, laminated flooring.

LOBBY

Door to cloakroom, door to rear garden, radiator.





LANDING

Hatch to loft, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed leaded light window to front, radiator.

BEDROOM TWO

Double glazed window to rear, radiator, built in wardrobes, storage cupboard housing hot water tank.

BEDROOM THREE

Double glazed low level window to front, radiator, built in wardrobe.



BEDROOM FOUR

Double glazed leaded light window to front, built in wardrobes with top cupboards, door to ensuite.

ENSUITE

Double glazed window to rear, white bath, pedestal hand wash basin, down lights and extractor fan.

SHOWER ROOM

Double glazed window to rear, separate shower cubicle with power shower, low level w/c and wash hand basin in vanity unit, fully tiled walls, tiled flooring, chrome ladder style towel rail, downlights to ceiling.



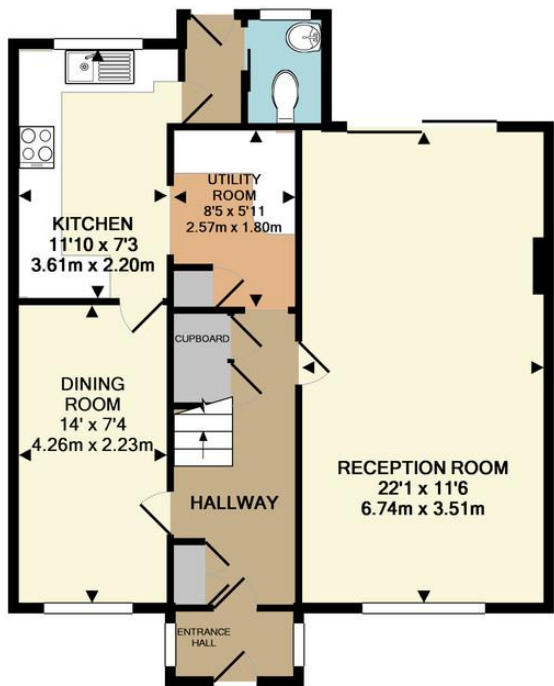
GARDEN

Large decking area, outside tap, steps down to lawn, second decked area, wood shed, mature bushes and shrubs.

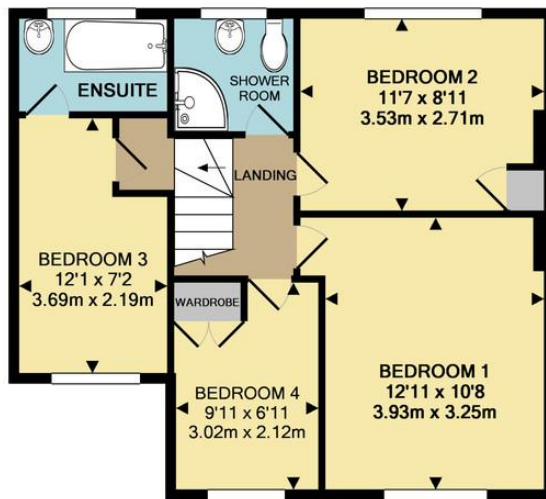
FRONT GARDEN

Blocked paved for off street parking for several vehicles, lawn area.





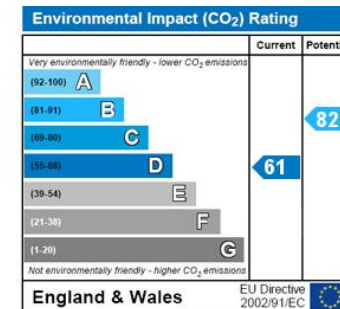
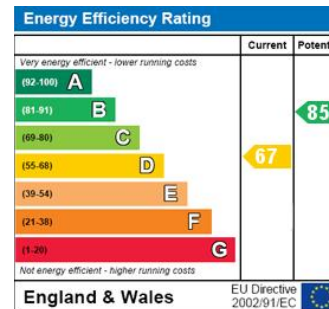
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1141 SQ.FT. (106.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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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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