



- Three bedroom semi
- Modern refitted kitchen/diner
- Refitted bathroom
- Attractive front garden
- Large rear garden

102 Queen Elizabeths Drive, New Addington, Croydon, CR0 0HE

In Excess of £350,000

We are pleased to offer to the market this three bedroom semi detached house which has been maintained to a high standard by the current owners and which has a pleasant outlook to the front over parkland. Internally the property offers a spacious kitchen/diner with modern high gloss units and a separate lounge as well as three good size bedrooms and a refitted bathroom. There is an attractive front garden and a large rear garden with side access. Close by Central Parade offers many shops and amenities as well as public transport links to Croydon and the surrounding areas. View now to avoid disappointment.



Property Description

ENTRANCE HALL

Double glazed window to side, stairs to first floor, door to lounge, wooden flooring.

LOUNGE

15' 2" x 12' 6" (4.62m x 3.81m) Double glazed bay window to front, built-in cupboard housing central heating boiler and hot water tank, radiator, wood flooring.

KITCHEN/DINER

14' 8" x 10' (4.47m x 3.05m) Two double glazed windows and double glazed door to rear garden, white, high gloss wall and base units, stainless steel sink unit with mixer tap, four ring electric hob with extractor over and oven below, space for washing machine, dishwasher, drier and fridge/freezer, part tiled walls, built in cupboard housing electric meter, laminate flooring.

LANDING

Hatch to loft, built-in cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

13' 1" x 9' 7" (3.99m x 2.92m) Two double glazed windows to front, radiator.

BEDROOM TWO

11' 7" x 9' 7" (3.53m x 2.92m) Two double glazed windows to rear, radiator.





BEDROOM THREE

10' x 7" 7" (3.05m x 2.31m) Double glazed window to front, radiator, built-in cupboard with shelving.

BATHROOM

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

REAR GARDEN

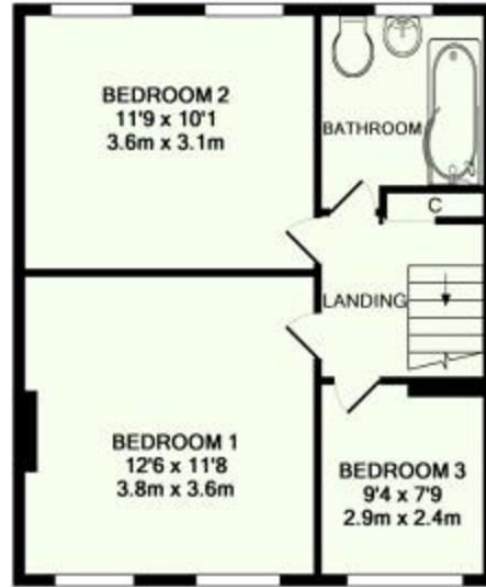
Paved patio, steps up to lawn with decking to the rear, wooden shed, side gated access, outside light.

FRONT GARDEN

Well maintained elevated garden with beautiful flower beds and shrubs, gated side access. Views of parkland to the front of the property.

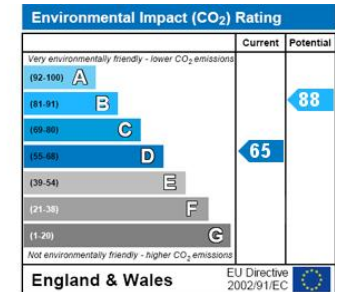
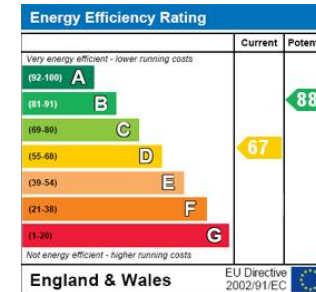






TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 SQ.M.)

Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon as a statement of fact.
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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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