



- Double glazed throughout
- Gas central heating
- Downstairs cloakroom
- Front Patio
- Lounge measuring 18'5 x 11'3

198A Addington Road, South Croydon, CR2 8RD

Guide Price £250,000

Paul Meakin would like to offer to the market this CHAIN FREE three bedroom maisonette situated above a commercial property and being extremely well located for frequent bus services and Selsdon High Street and its amenities. Internally the property offers a fitted kitchen, lounge measuring 20'6 x 13'6, useful downstairs cloakroom, three double bedrooms upstairs and a private front patio. Ideal for first time buyers and investors, view now to appreciate size and location.



## Property Description

### ENTRANCE HALL

Frosted double glazed front door with double glazed window to side, stairs to first floor, doors to kitchen, lounge and cloakroom, under stairs cupboard housing metres, radiator, power points, laminate flooring.

### DOWNSTAIRS CLOAKROOM

Frosted double glazed window to front, low level w/c.

### KITCHEN

12' 5" x 9' 1" (3.78m x 2.77m) Double glazed window to front, wall and base units, one and a half sink and drainer unit, larder cupboard, space for a oven and a tall fridge/freezer, space and plumbing for a washing machine, part tiled walls, power points and tiled floor.

### LOUNGE/DINER

18' 5" x 11' 3" (5.61m x 3.43m) Double glazed windows to rear, radiator, power points, telephone point, television aerial point, laminate flooring

### LANDING

Doors to bedrooms and bathroom, laminate flooring

### BEDROOM ONE

11' 8" x 11' 3" (3.56m x 3.43m) Double glazed window to front, radiator, telephone point, television aerial point, power points laminate flooring.

### BEDROOM TWO

9' 0" x 12' 1" (2.74m x 3.68m) Double glazed window to rear, radiator, power points, television aerial point, telephone point, laminate flooring.



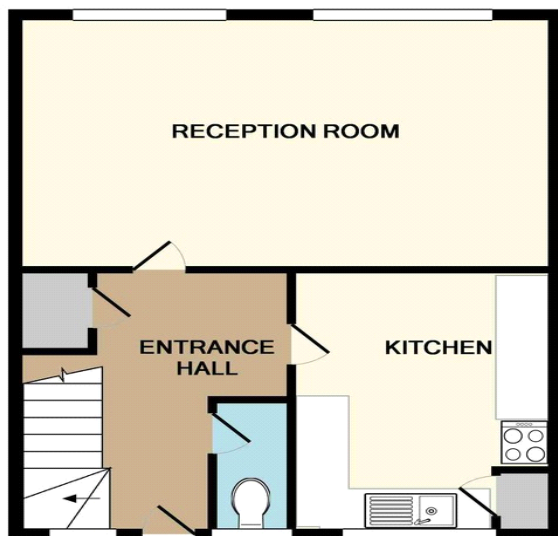


### BEDROOM THREE

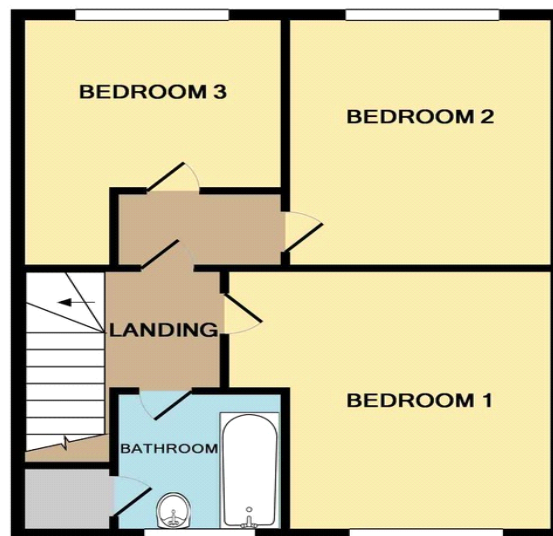
9' 0" x 11' 3" (2.74m x 3.43m) Double glazed window to rear, radiator, television aerial point, power points, laminate flooring.

### BATHROOM

Frosted double glazed window to rear, built in cupboard housing boiler, wash hand basin, bath with fitted shower attachment, tiled floors and walls, radiator.



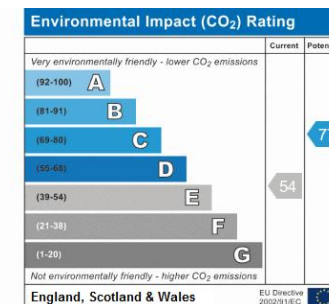
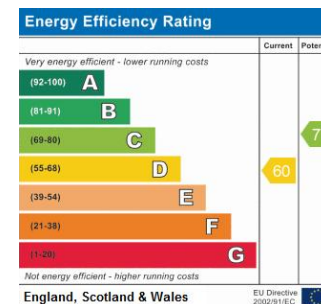
Ground Floor



1st Floor

Total Approx. Floor Area 883 Sq.Ft. (82.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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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