



Flat 2 Haven House, 57 Addington Road, South Croydon, CR2 8RD

Guide Price £450,000

Haven house is a gated development for the over 55's which benefits from a being located close to both Selsdon and Sanderstead's amenities as well as frequent bus services and Sanderstead Plantation Woodlands.

This two double bedroom flat offers an impressive open plan kitchen/ living room measuring 25'4 x 21'1 with direct access out onto a private patio, ensuite to the master bedroom, fitted wardrobes to both bedrooms, family bathroom, double glazed windows throughout, gas central heating, access to communal gardens and allocated parking space. This property is the ex show flat so call now to appreciate size and standard.



## Property Description

### ENTRANCE HALL

Front door, power points, telephone point, radiator, security entry phone system, storage cupboard, cupboard housing boiler, double cupboard with Mega flow system and space and plumbing for washing machine/ tumble dryer, doors to bedrooms, bathroom and open plan kitchen/ living room.

### KITCHEN/ LIVING ROOM

25' 4" x 21' 1" (7.72m x 6.43m) Double glazed windows to front, double glazed patio doors to garden, wall and base units, 1 1/2 sink and inset drainer unit, integrated fridge/ freezer, dish washer, microwave and oven with separate gas ring hob and extractor fan, coloured splash back, pull out pantry, under unit lighting, two radiators, power points, television aerial point, telephone point.



### BEDROOM ONE

16' 8" x 10' 1" (5.08m x 3.07m) Double glazed window to front, power points,



radiator, fitted wardrobes, door to ensuite.

#### ENSUITE

Low level W.C, wash hand basin, shower cubicle with rainfall shower head and separate shower attachment, heated towel rail, part tiled walls, tiled flooring, built in cupboard, extractor fan.



#### BEDROOM TWO

14' 3" x 8' 9" (4.34m x 2.67m) Double glazed window to front, power points, radiator, built in wardrobes with sliding mirrored doors, broadband point.

#### BATHROOM

Low level W.C, wash hand basin with vanity unit below, enclosed bath with rainfall shower head, heated towel rail, part tiled walls, tiled flooring, extractor fan.



#### GARDEN

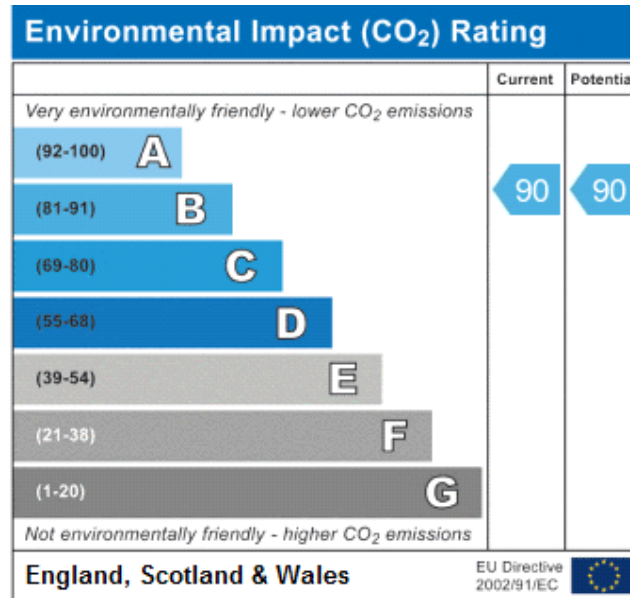
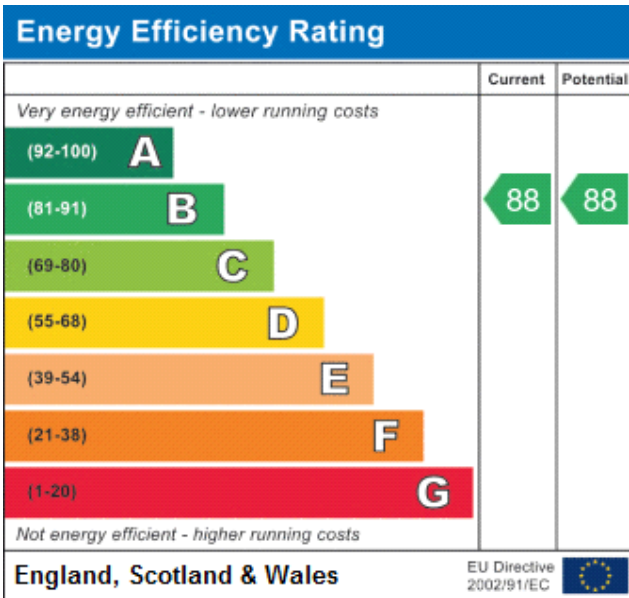
Patio area.

(Access to surrounding communal grounds)

## PARKING

Allocated parking space.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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

216 Addington Road  
South Croydon  
Surrey  
CR2 8LD

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