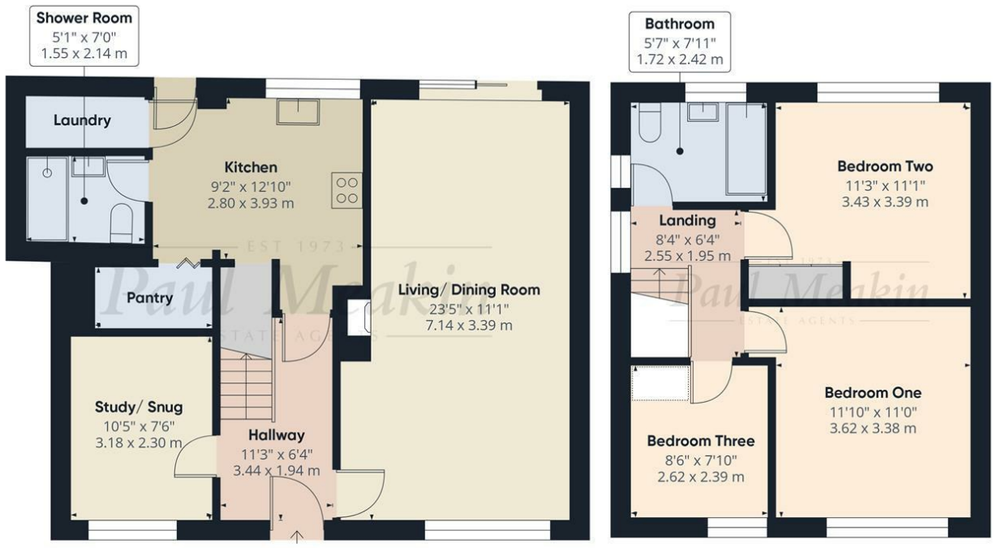
EST 1973
Paul Meakin
ESTATE AGENTS



Approximate total area[1]
1054 ft²
97.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Offers In Excess Of £475,000 Kennelwood Crescent, Croydon, CR0 0DQ

- Beautifully Presented Throughout
- Sought-After Boots Estate
- Modern Fitted Kitchen with Breakfast Bar and walk-in pantry
- Modern Family Bathroom with additional downstairs Shower room and WC
- Three/Four Bedroom Semi-Detached Home
- Impressive 23'5" Living/Dining Room
- Separate Study/Snug
- Extensive Rear Garden with Decking

Beautifully presented throughout, this delightful three/four bedroom semi-detached family home is situated on the sought-after Boots Estate, conveniently positioned for local shops at the parade and excellent transport links, including the Croydon Tramlink.

The ground floor offers bright and well-planned accommodation, with an impressive 23'5" living/dining room providing plenty of space for both relaxing and entertaining. The modern fitted kitchen features a breakfast bar and walk-in pantry, while a separate study/bedrooms downstairs provides an ideal home office, playroom or additional reception space. Completing the ground floor is a modern shower room and with WC practical laundry area.

Upstairs, there are three bedrooms, including two generous doubles, together with a modern family bathroom.

Outside, the property enjoys an extensive lawned rear garden, complemented by a patio and decked area, complete with electric sockets, providing an ideal space for outdoor dining and entertaining. To the front, the property benefits from off-street parking for two cars.

Offering approximately 1,054 sq ft of beautifully presented and versatile accommodation, this is a fantastic family home combining generous living space, a substantial garden and a convenient location. Viewing is highly recommended.



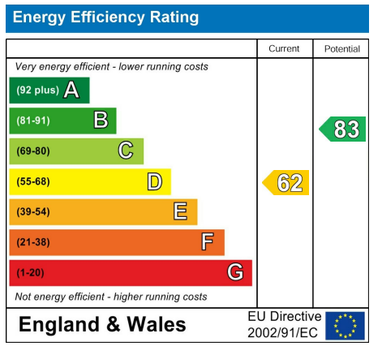












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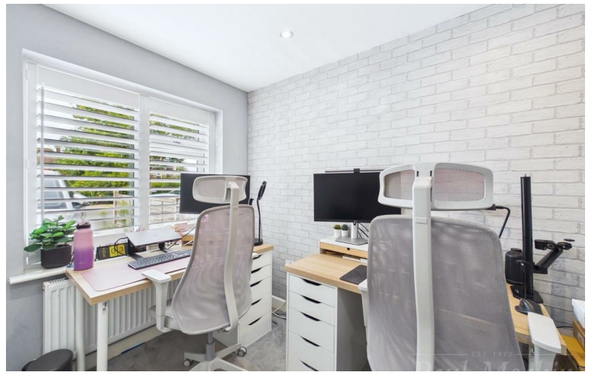
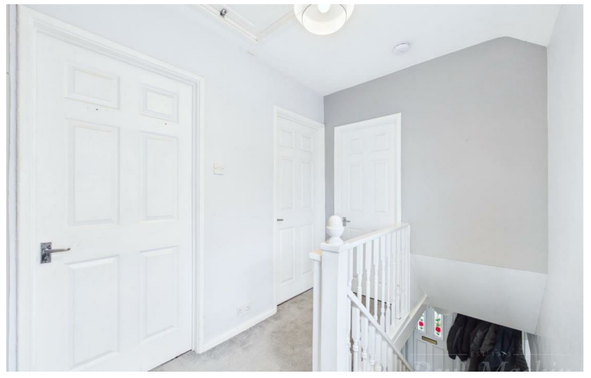
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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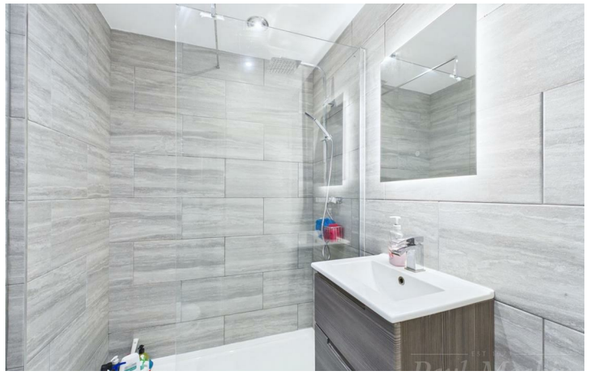


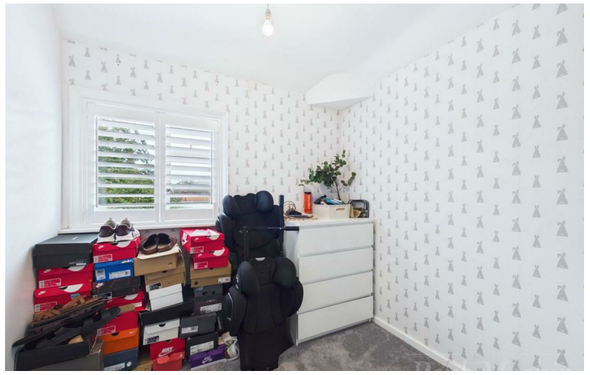








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