



96 The Lindens

New Addington, CR0 9EN

Asking Price £290,000

Anthony Martin
Estate Agents

Anthony Martin Locksbottom are pleased to present to the market this CHAIN FREE three bedroom end of terrace family home, which is ideally situated for both bus and tramlink services providing direct access into Croydon town center. A parade of local shops can also be found nearby.

The property has a welcoming entrance hall that leads through to two good sized reception rooms, one of which is currently used as a dining area. Upstairs there are three bedrooms, the master bedroom benefiting from double fitted wardrobes. To the rear is a manageable garden which gives access out to the public walkway.

Residents parking can be found within 100m of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.