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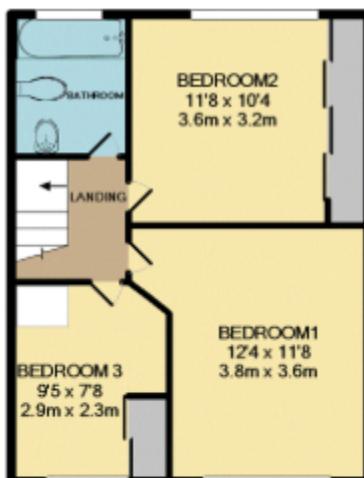
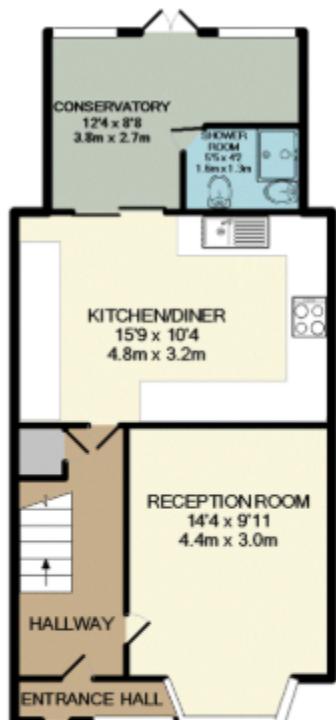
**£420,000**

A well-presented three-bedroom terraced house located within the highly sought-after 'Boots' Development in New Addington. Ideally positioned close to a range of local amenities, excellent transport links including Tramlink and bus routes, and offering convenient access into Croydon and beyond.

The property provides spacious and well-balanced accommodation, comprising two reception rooms, a modern downstairs cloakroom, and three generously sized bedrooms. Further benefits include double glazing throughout, off-street parking, side access, and a private rear garden, making this an ideal home for families, first-time buyers, or investors alike. Viewings are strictly by appointment only, please call to register your interest.

- Three well-proportioned bedrooms
- Excellent transport links via Tramlink and bus routes
- Side access

**VIEWING BY APPOINTMENT WITH 1ST AVENUE. CALL: 020 8603 7107**



**TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 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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