

# FOLKLANDS



SHAXTON CRESCENT, NEW ADDINGTON

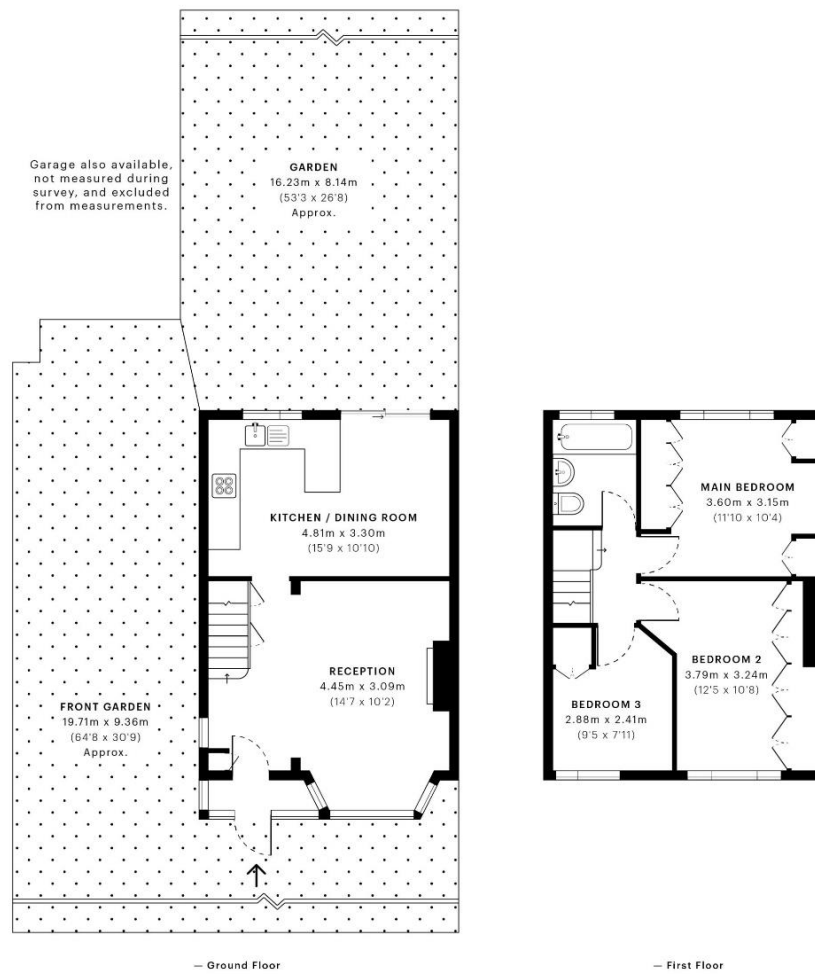
GUIDE PRICE £410,000











**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
75.75 sqm / 815.37 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
(excluding washrooms, restricted head height)  
70.34 sqm / 757.13 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 74.62 sqm / 803.20 sqft  
IPMS 3C RESIDENTIAL 71.87 sqm / 773.60 sqft

\*Excluded from measurements

spec id: 6230c9869d0dc90e58ce8612

- ❖ THREE BEDROOM
- ❖ SEMI-DETACHED HOUSE
- ❖ DRIVEWAY & GARAGE
- ❖ SCOPE TO EXTEND & RENOVATE
- ❖ POPULAR BOOTS ESTATE
- ❖ QUIET RESIDENTIAL ROAD
- ❖ NEARBY LOCAL TRAM STOP
- ❖ LARGE SOUTH FACING REAR GARDEN
- ❖ CHAIN FREE
- ❖ EPC EER D

**\*\* Chain Free \*\* Scope to Extend (STPP) \*\* Requires Modernisation \*\*** A spacious three-bedroom semi-detached house situated within this quiet residential road, on the popular Boots estate in the heart of New Addington, conveniently located moments away from the local Tram stop and local amenities.

This bright & airy property boasts sizeable front & rear gardens, has ample off-road parking and a standalone garage. With a wider plot, this property offers a future buyer ample scope to extend (STPP) be that to the side, back or into the loft space.

The accommodation comprises three bedrooms each with fitted wardrobes, a three-piece bathroom suite, a large bay-fronted living room, a 15'9 open-plan kitchen/dining room, and a large south facing private rear garden.

Furthermore, this property sits nearby to New Addington's town centre with its array of shops, cafes & supermarkets, and is close by to several local bus routes. Whilst being on the edge of the countryside, this property is also within an easy reach of several local parks, woodland and golf course.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		