



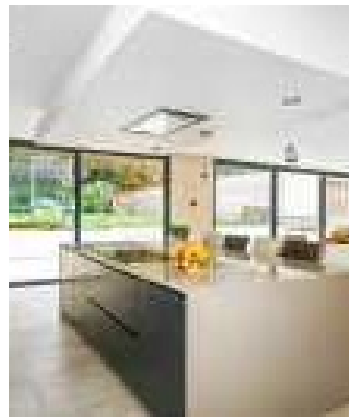
PRICE £1,800,000 FREEHOLD

37 GRIMWADE AVENUE, WHITGIFT FOUNDATION, CROYDON, SURREY, CR0 5DJ

ShineRocks
PROPERTY AGENTS

With over 5,000 sq ft of living accommodation, this stunning five/six bedroom family home has been completely remodelled by the current owners. This is the first time that a house of these proportions has come to the market on the Whitgift Estate and therefore offers a unique opportunity for buyers looking to purchase a fantastic home in one of Croydon's best roads which backs directly onto Lloyd park.

THE ACCOMMODATION COMPRISES: RECEPTION HALL, WC, KITCHEN/FAMILY/DINING ROOM, UTILITY ROOM, DRAWING ROOM, CINEMA ROOM, STUDY, FIRST FLOOR LANDING, THREE DOUBLE BEDROOMS ALL EN-SUITE WITH BUILT IN WARDROBES, FOURTH BEDROOM WITH BUILT-IN WARDROBES, FAMILY BATHROOM, SECOND FLOOR: MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, FULLY FITTED DRESSING ROOM/BEDROOM SIX, GARAGE.





DESCRIPTION A completely remodelled and beautifully extended, five/six bedroom, five bath/shower room, three reception room detached family residence, approached via a sweeping block paved in & out driveway, offering luxury living accommodation, including under floor heating to ground floor with air conditioning in the kitchen/living/dining room, drawing room and master bedroom, solid Oak joinery, aluminium double glazing throughout, control 4 music/audio system in main living rooms. The property is situated on a level South facing plot in one of Croydon's most sought after roads, backing directly on to Lloyd Park. Front door with portico, leading to 24'7 x 20'3 reception hall, bi-fold doors to large open plan kitchen/family/dining room with two roof lanterns and wall to wall full height sliding glass doors onto South facing rear terrace, bespoke Alno fitted kitchen units with Quartz work surfaces over and Siemens fitted appliances, WC, separate utility room, drawing room with roof lantern and wall to wall full height sliding doors to rear terrace, cinema room, study/play room overlooking front garden. Stairs to first floor landing with double height arched window overlooking front garden, three double bedrooms all with en-suite and built-in cupboards, fourth double bedroom with built-in wardrobes, family bathroom. Staircase to second floor landing leading to master suite, door to master bedroom with Juliet balcony overlooking rear garden, en-suite shower room, door from landing to fully fitted dressing room/bedroom six. In and out driveway leading to garage with electric up and over door, large rear paved terrace, South facing rear garden, disused swimming pool.

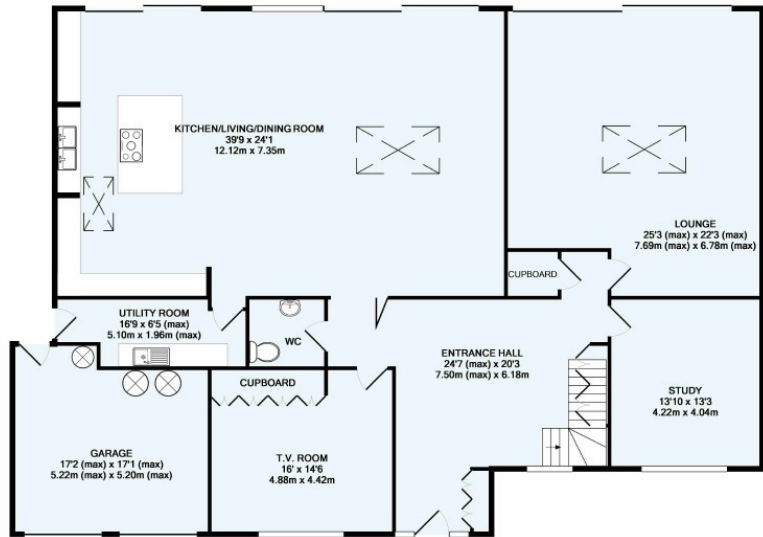
AMENITIES Grimwade Avenue is the premier road on the Whitgift Foundation Estate, conveniently situated within easy walking distance of Sandilands Tram Stop serving East Croydon Station for trains to London Bridge/Victoria and Clapham Junction within 22/23 minutes. There are many excellent schools within the vicinity to include Trinity (which is a short walk away), Whitgift for Boys, Old Palace and Coloma for Girls to name but a few. Recreational pursuits include Shirley Park Golf Course within easy walking distance, Lloyd Park (accessed via gate from rear garden) and Addington Hills. Local shops are within a short walk as well as buses to Croydon Town Centre offering the Whitgift Centre and Centrale for shopping facilities as well as many excellent bars and restaurants. The M25/M23 and Gatwick Airport are within an easy commute.

OUTSIDE FRONT GARDEN: Sweeping in and out block paved driveway with parking for numerous cars leading to attached garage, bordered by mature hedging and shrubs.

SOUTH FACING REAR GARDEN: Approx: 110' x 85', patio running the width of the property, side gate to the front garden. Disused SWIMMING POOL (could be re-instated, covered or filled in), steps from patio to level lawn, garden shed, tree house and gate to the rear of the garden accessing LLOYD Park. All bordered by mature trees, shrubs and hedging.

PRICE £1,800,000 FREEHOLD

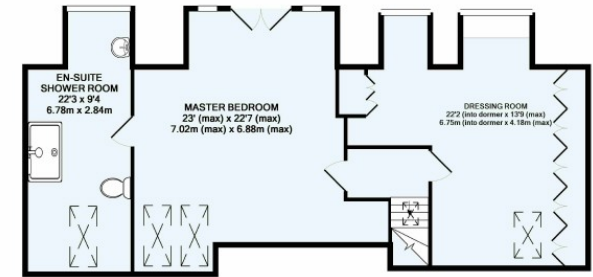
37 GRIMWADE AVENUE, WHITGIFT FOUNDATION, CROYDON, SURREY,



GROUND FLOOR
APPROX. FLOOR
AREA 2726 SQ.FT.
(253.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1423 SQ.FT.
(132.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 977 SQ.FT.
(90.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 5125 SQ.FT. (476.2 SQ.M.)

Made by ShineRocks
Made with Metropix ©2017

For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVALSHINEROCKS

ShineRocks 4 Russell Parade Russell Hill Road Purley Surrey CR8 2LE Tel: 020 8660 2010
ShineRocks Park Lane Office Tel: 020 7409 8341
www.shinerocks.co.uk Email: enquiries@shinerocks.co.uk

ShineRocks
PROPERTY AGENTS