



29 Grimwade Avenue, Whitgift Estate, East Croydon

Offers in Excess of £1,500,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

29 Grimwade Avenue

Whitgift Foundation Estate, East Croydon

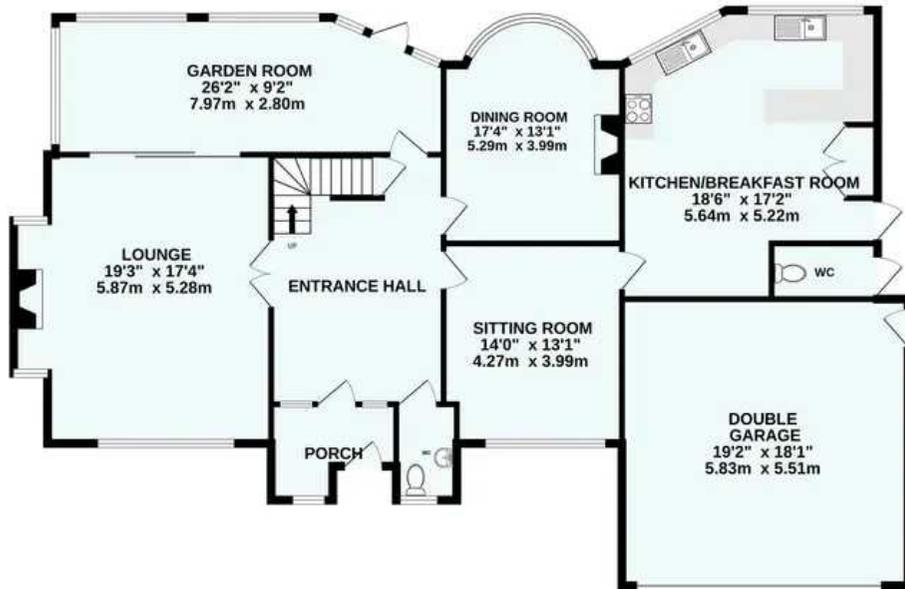
An imposing double fronted, four/five bedroom, two bathroom, four reception room, detached freehold family residence, situated on a wide level South facing plot, backing directly on to Lloyd Park. Bordered to the road by mature evergreen shrubs, approached via brick pillared entrances, leading to a sweeping flagstone in & out driveway and integral double garage with electric up and over door. Located in Grimwade Avenue, with a beautiful mature South facing rear garden, this property truly epitomises the saying "location, location, location" !! Within easy reach of Trinity School, Sandilands tram stop, East Croydon station and Croydon town centre. The property offers extension potential to both rear and loft, subject to planning permission. Enclosed entrance porch, wood panelled entrance hall, WC, triple aspect lounge with Oak double sliding doors to double aspect garden room, dining room with fireplace and bay window overlooking rear garden, sitting/family room overlooking front garden, fully fitted kitchen/breakfast room overlooking rear garden, outside WC. Stairs to spacious first floor galleried landing, principal bedroom with en suite dressing room and bathroom, (the dressing room could be used as a nursery or bedroom 5), three further bedrooms, family bathroom, separate WC.

- FOUR/FIVE BEDROOM DETACHED FREEHOLD HOUSE WITH SWEEPING IN & OUT DRIVEWAY
- TWO BATHROOMS
- FOUR RECEPTION ROOMS
- EXTENSION POTENTIAL TO REAR & LOFT + GROUND FLOOR ANNEX POTENTIAL STPP
- SOUTH FACING GARDEN BACKING LLOYD PARK
- MOST SOUGHT AFTER WHITGIFT FOUNDATION ESTATE ROAD WITHIN EASY REACH OF TRAM LINK, EAST CROYDON STATION AND TRINITY SCHOOL
- COUNCIL TAX - H - EPC - E

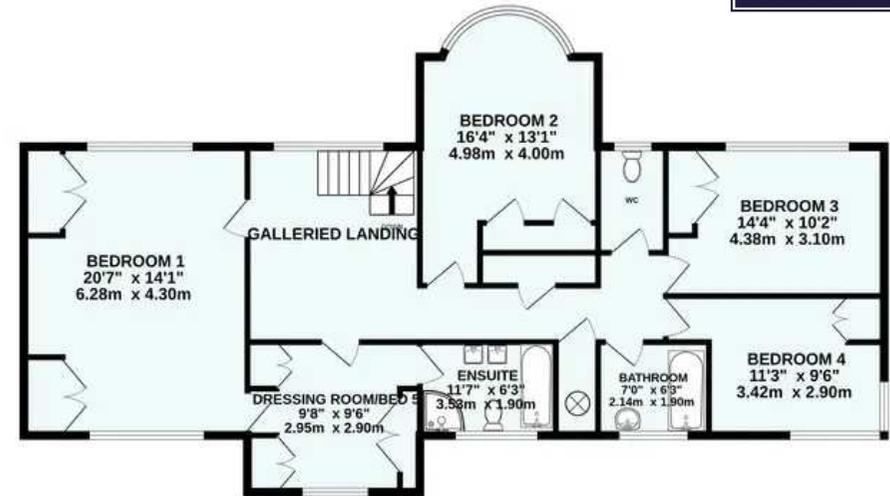




GROUND FLOOR
1804 sq.ft. (167.6 sq.m.) approx.



1ST FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA : 3060 sq.ft. (284.3 sq.m.) approx.

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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.