



Pine Coombe

Croydon, CR0

exp[®]

LUXURY

AN EXTRAORDINARY OPPORTUNITY...

Nestled on a private road in Shirley Hills, backing onto Addington Palace Golf Course, this elegant family home offers seclusion and accessibility. Ideal for families seeking a tranquil lifestyle within easy reach of Central London and close to top schools including Royal Russell, Trinity and Whitgift. Set on nearly an acre, the grounds feature mature trees, a swimming pool, a large terrace and a magical garden. The grand entrance hall leads to versatile reception rooms. The heart of the home is the breathtaking conservatory, opening from a luxury Mark Wilkinson kitchen and breakfast area. This light-filled space is perfect for relaxation and entertaining, with a cinema room providing further leisure space. Upstairs, generously proportioned bedrooms include a master suite with an en suite bathroom and dressing room. Additional bedrooms are well-appointed, with one offering a balcony overlooking the pool and another featuring an en-suite shower room. Outside, landscaped gardens provide relaxation and activity space. Ample parking includes an in-and-out drive and two garages, with automated gates. This home offers an exceptional lifestyle, with prestigious schools nearby, backing onto Addington Palace and close to the Golf Course, it epitomises refined living. Commuters benefit from the nearby Coombe Lane Tram Stop, providing easy access to East Croydon Station for connections to London Victoria (17 mins), London Bridge (15 mins) and Gatwick Airport (under 30 mins).

Tenure: Freehold

Council Tax Band: H

Croydon Council

EPC Rating Current & Potential: C





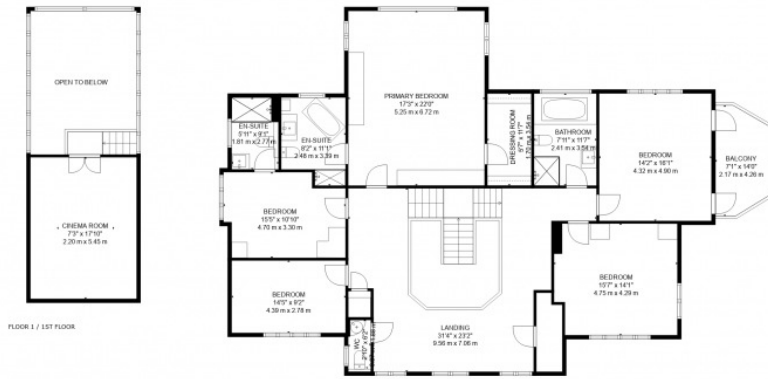
5 BEDROOMS

3 BATH

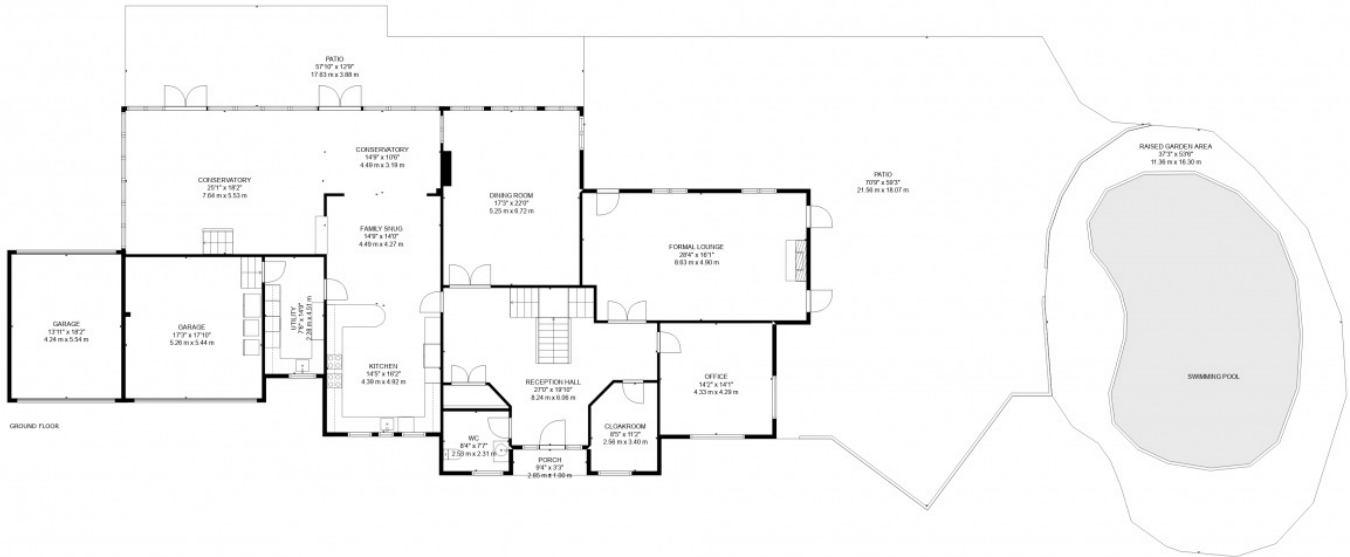
5031 SQFT

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VIP Buyer's Experience:





FLOOR 1 / 1ST FLOOR



GROUND FLOOR

TOTAL: 5031 sq. ft, 468 m2
 BELOW GROUND: 2783 sq. ft, 259 m2, FLOOR 1 / 1ST FLOOR: 2248 sq. ft, 209 m2
 EXCLUDED AREAS: GARAGE: 561 sq. ft, 53 m2, PORCH: 31 sq. ft, 3 m2, PATIO: 2913 sq. ft, 271 m2,
 RAISED GARDEN AREA: 810 sq. ft, 75 m2, BALCONY: 86 sq. ft, 8 m2, OPEN TO BELOW: 215 sq. ft, 20 m2,
 LOW CEILING: 111 sq. ft, 11 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



LUXURY



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