



Addiscombe Road, Croydon CR0 5PQ

welcome to

Addiscombe Road, Croydon

Elegant Six-Bedroom Detached Home on the Prestigious Whitgift Estate. A rare opportunity to acquire a home of such historical charm, character, and grandeur, this exceptional property must be viewed to be fully appreciated.



ADDISCOMBE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **4669 SQ FT - 433.78 SQ M**

(INCLUDING EAVES STORAGE, EXCLUDING GARAGE, KITCHEN 2 & ANNEX)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: **231 SQ FT - 21.44 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **145 SQ FT - 13.50 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF KITCHEN 2: **139 SQ FT - 12.88 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF ANNEX: **336 SQ FT - 31.20 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Nestled within the highly sought-after Whitgift Estate, this exceptional six bedroom detached residence offers an abundance of space, character, and versatility. Set on a substantial plot with beautifully maintained gardens, this period property seamlessly blends historic charm with modern convenience, making it an ideal family home. This property also benefits from having an additional access via a vehicle gate and a pedestrian gate leading to the car parking area which comes under 1 Sandilands.

Ground Floor - Upon entering, you are welcomed by a spacious hall leading to a family room that flows effortlessly into a bright conservatory, perfect for relaxation and entertaining. The ground floor also features a large office, an additional versatile reception room, and an impressive family kitchen/dining area, offering the perfect setting for gatherings and everyday living.

First Floor - The primary bedroom is a true retreat, complete with a walk-in storage area leading to a luxurious ensuite bathroom. There are also three further double bedrooms, one of which benefits from its own ensuite, while the others are serviced by a stylish family bathroom.

Second Floor - The top floor boasts a spacious double bedroom with an ensuite and eaves storage, along with a sixth bedroom, also featuring ample eaves storage.

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Addiscombe Road, Croydon

- 6 Spacious Bedrooms
- Historic charm
- Beautiful gardens
- Off street parking for multiple cars
- Annex building

Tenure: Freehold EPC Rating: C
Council Tax Band: G

offers in excess of
£2,500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112652



Property Ref:
CRY112652 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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