



PORTFOLIO
from



barnard marcus

Paddock Place

The Gallop



Nestled away in a quiet residential area of South Croydon, The Paddock are two beautifully designed 4 bedroom semi-detached houses meticulously designed for the growing family. With bespoke finishes throughout, parking and Large landscaped South Westerly facing garden.

Upon arrival 1 Paddock Place has a good size driveway with EV chargers and well-manicured front, you'll be captivated by the space on offer, the ground floor boasts a stunning 20ft by 15ft open plan kitchen/dining space with bi folding doors opening to the paved patio and then landscaped gardens. The ground floor has a



beautiful sperate bay fronted lounge, separate study or bedroom and separate utility and bathroom. The sizes throughout are generous and ideal for the growing family. Upstairs to the first floor there are 2 large double bedrooms one with en-suite beautifully finished and views

over the garden to the rear and greenery to the front, lots of natural light throughout.



The second-floor houses 2 further double bedroom with lovely views and natural light in abundance.

The rear garden, ideal for entertaining or family BBQs, offers a tranquil retreat, but it doesn't stop there its completely private and Southwest facing for those beautiful summer evenings.

Surrounded by some of the area's most popular green spaces, Bramley Bank Park and Croham Hurst Wood are moments away, with Selsdon Wood and Addington Hills also nearby.

***The images for this property are computer generated.

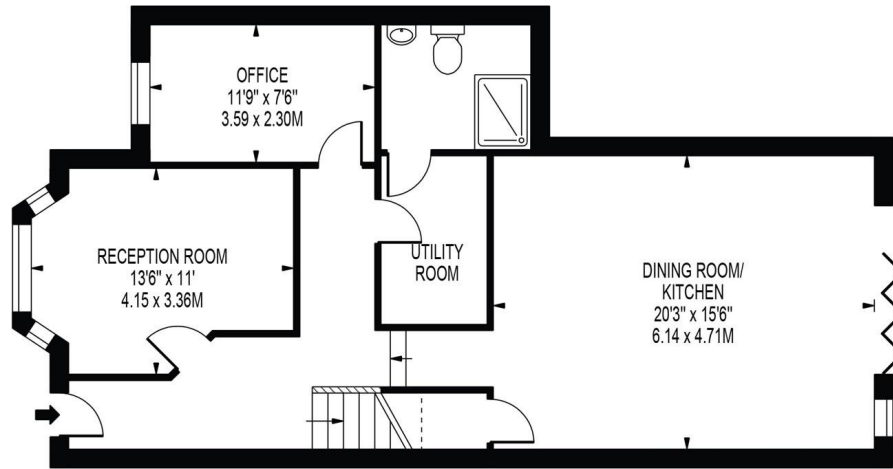


PADDOCK PLACE

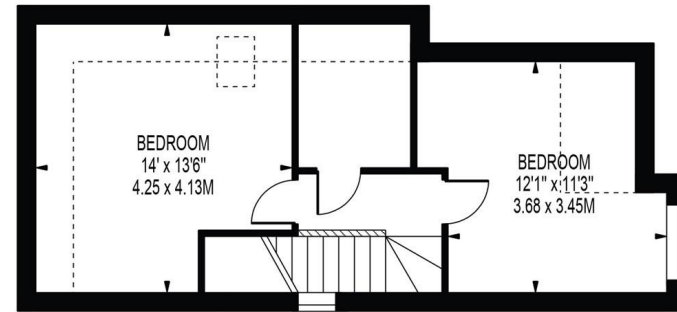
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1758 SQ FT - 163.31 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

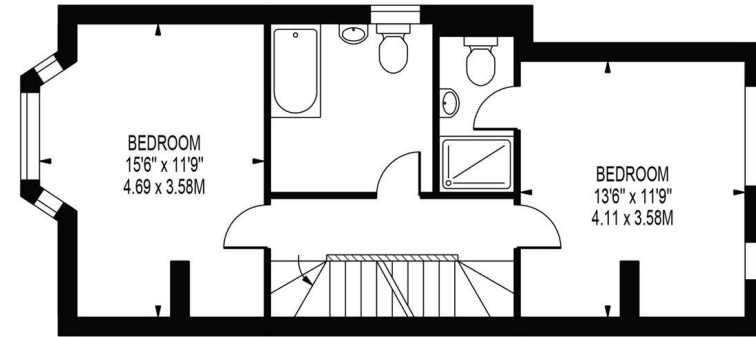
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 90 SQ FT - 8.34 SQ M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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.

welcome to Paddock Place

Local to Selsdon high street, Paddock place is conveniently positioned with easy access to a vast amount of shops, cafes, pubs, bars and restaurants. Nearby Croydon offers a plethora of known retail shops, Centrale & Whitgift shopping centre, Vue Cinema and an array of recreational options including Purley Sports club and Virgin Active.

£745,000

- Electric charging point and private driveway
- Bay fronted semi-detached home over 1700sqft of luxury living
- Large South westerly facing garden
- 10 year new build warranty

Tenure: Freehold

EPC Rating: A



To find out more information or to arrange a viewing call

020 8681 6744

or email SouthCroydon@barnardmarcus.co.uk
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barnardmarcus.co.uk

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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