



**Grenville Road, New Addington Croydon CR0 0NZ**



**welcome to**

**Grenville Road, New Addington Croydon**

The perfect family home is this 3 bed extended semi-detached house.

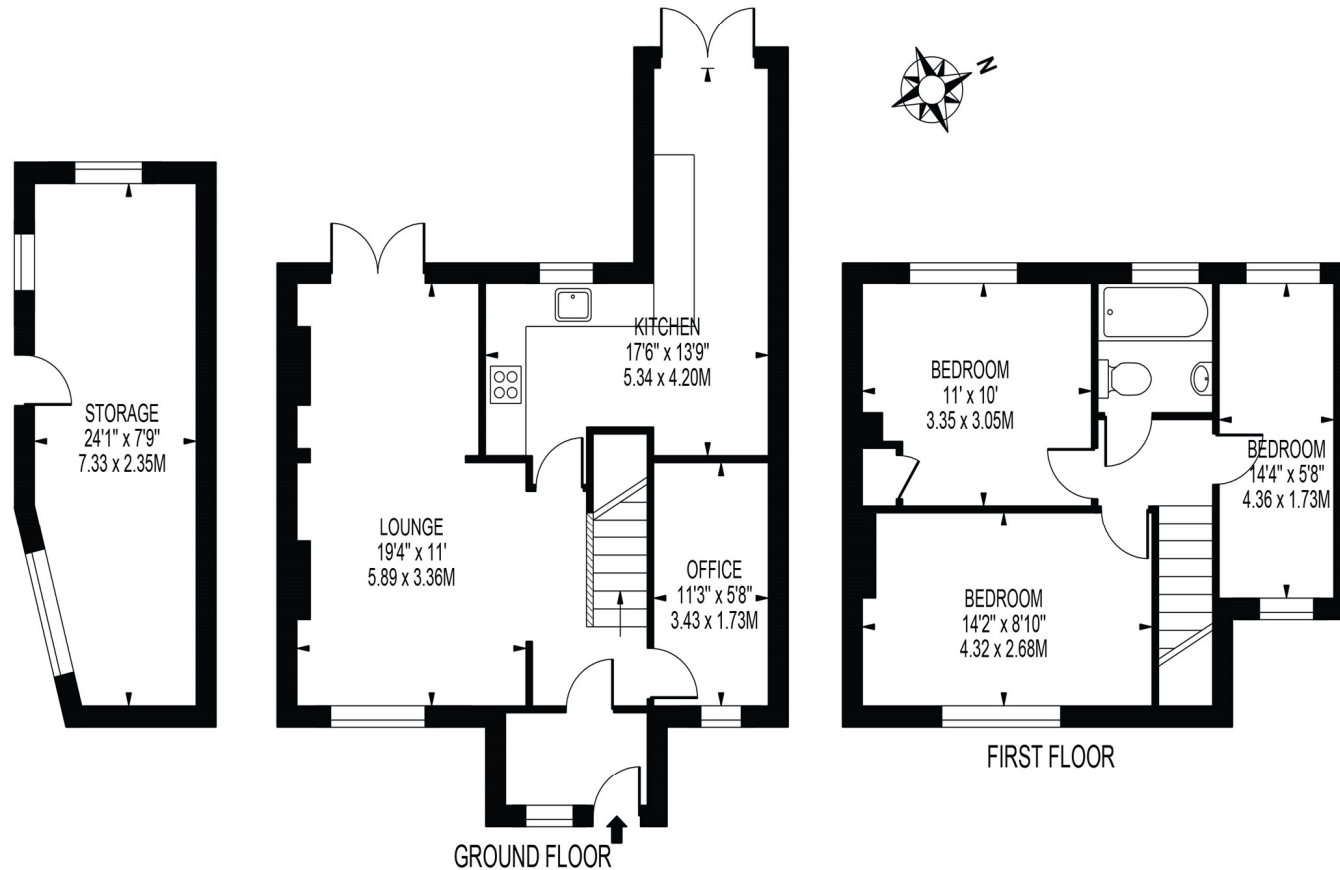


## GRENVILLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 947 SQ FT - 87.94 SQ M

(EXCLUDING STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF STORAGE: 178 SQ FT - 16.54 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.

The perfect family home is this 3 bed extended semi-detached house located within easy distance of bus routes, tram link, shopping thoroughfare and excellent schools in abundance. The property is close to open green spaces and lovely views into London and across the Addington landscape. Parking for several cars at the front leads to an enclosed porch entrance and alighting in hallway with reception room with garden access, dining room, modern contemporary kitchen with utility area, 3 bedrooms upstairs with family bathroom, decked patio leading to lawned garden with purpose-built garden room. Vendor suited.

welcome to

## Grenville Road, New Addington Croydon

- 3 Bedroom
- Close To Excellent Schools
- Semi-detached
- Good Transport Links
- Parking For Several Cars

Tenure: Freehold EPC Rating: D

**£435,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109534](https://barnardmarcus.co.uk/Property/SCS109534)



Property Ref:  
SCS109534 - 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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