



**Salcot Crescent, New Addington Croydon CR0 0JR**



*welcome to*

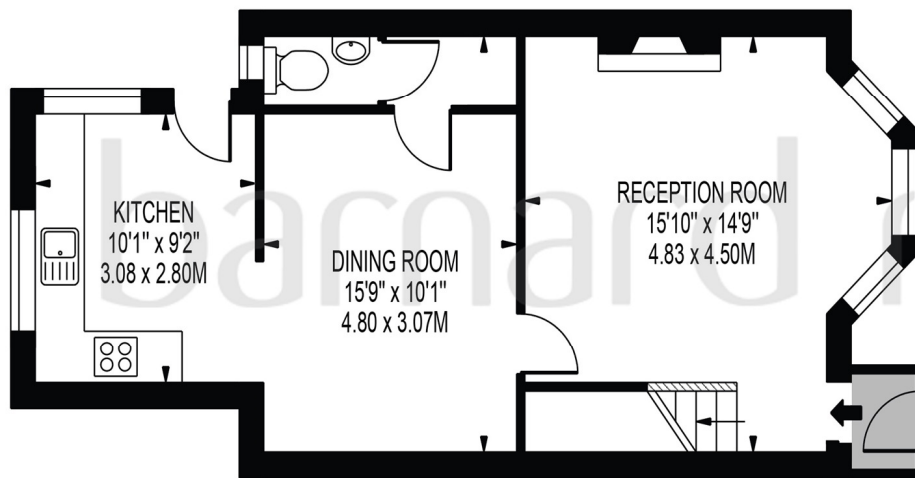
**Salcot Crescent, New Addington Croydon**

A genuinely lovely modernised extended family home

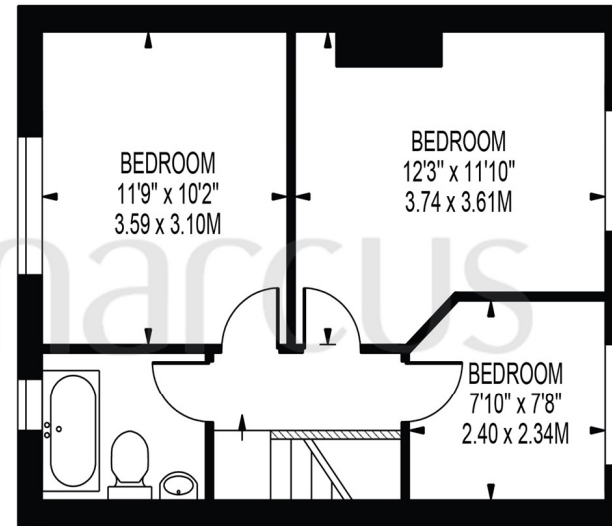


## SALCOT CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 868 SQ FT - 80.66 SQ M



GROUND 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.

A genuinely lovely modernised extended family home located on the ever-popular Boots estate in New Addington with its shopping parade providing all the needs of a growing family, excellent schools, tram link and bus routes aplenty, perched on a hill with green open spaces adjacent. The property boasts driveway, garage, private rear garden, modern kitchen/diner with integrated white goods, beautiful flooring, latest insulation making this a very cost-effective house in terms of utilities. 3 bedrooms upstairs with modern contemporary bathroom, gas central heating, double glazing. Works have been done for future summer house with water, power, and waste provision in place. Fully refurbished loft space that is approx. 15 sqm.

welcome to

## Salcot Crescent, New Addington Croydon

- 3 Bedroom
- Close to excellent schools
- Close to stations
- Private garden
- Good transport links

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

**£475,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109530](https://barnardmarcus.co.uk/Property/SCS109530)



Property Ref:  
SCS109530 - 0004

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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