



**Gascoigne Road, New Addington CROYDON CR0 0NB**



**welcome to**

**Gascoigne Road, New Addington CROYDON**

Barnard Marcus are proud to present this beautiful 4 bed terraced family house

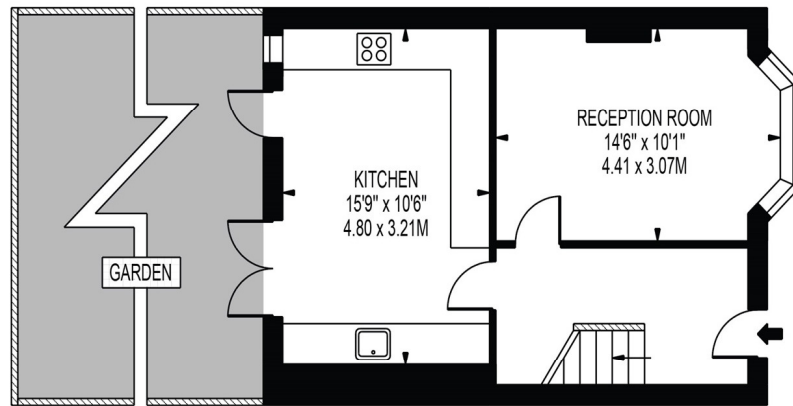


## GASCOIGNE ROAD

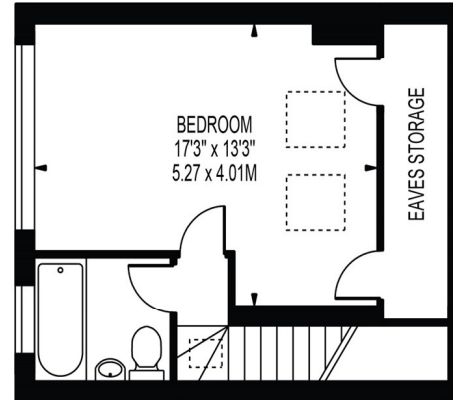
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1160 SQ FT - 107.74 SQ M

(INCLUDING EAVES STORAGE)

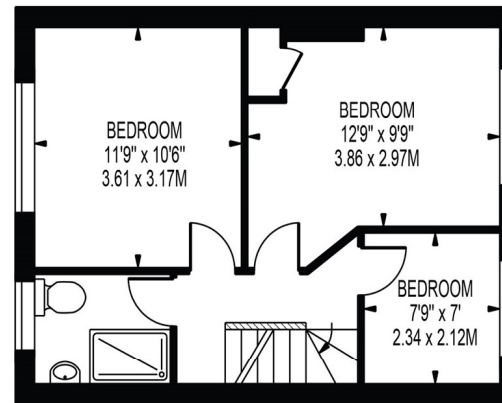
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 46 SQ FT - 4.30 SQ M



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.

Viewing is the only way to fully appreciate this 4-bed terraced family house located in the ever-popular Boots estate with easy access to tram link, good schools, green open spaces and a plethora of shops, bars and restaurants. The property has parking to front, front reception room, large kitchen/diner to rear leading to landscape rear garden approx. 60ft, three bedrooms on first floor with family bathroom and stairs to 2nd floor and master bedroom with bathroom and lovely floor to ceiling windows creating a wide-ranging view and light filled area. The property is offered to the open market with no upward chain.

welcome to

## Gascoigne Road, New Addington CROYDON

- No Upward Chain
- Close to Good Schools
- Parking
- Landscape Rear Garden
- Good Transport Links

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

Offers in excess of

**£475,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109826](https://barnardmarcus.co.uk/Property/SCS109826)



Property Ref:  
SCS109826 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8681 6744**



[SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)



17 Selsdon Road, SOUTH CROYDON, Surrey,  
CR2 6PY



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**