



**North Downs Crescent, New Addington Croydon CR0 0LJ**



**welcome to**

**North Downs Crescent, New Addington Croydon**

Barnard Marcus are proud to present this 4-5 bedroom semi-detached family home.

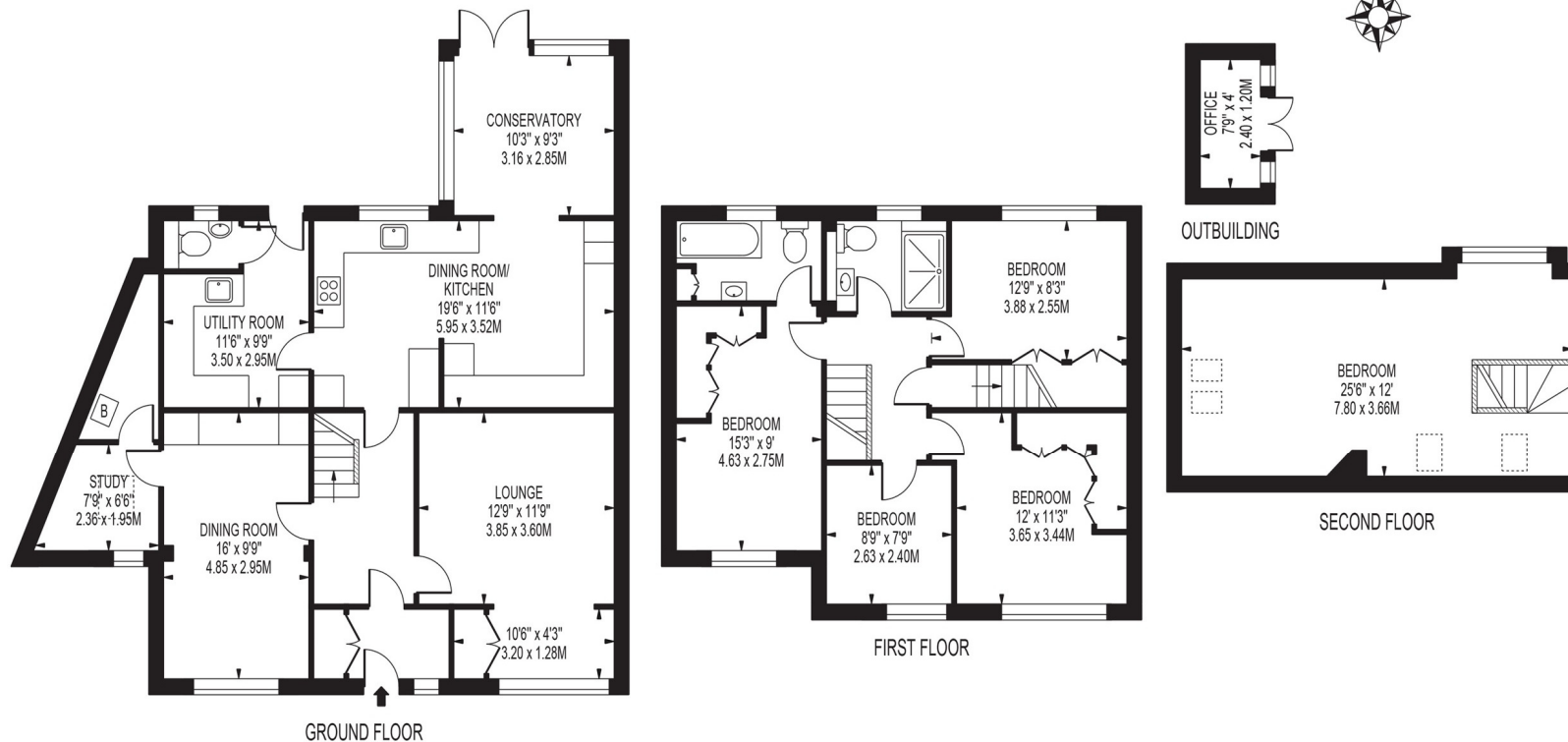


## NORTH DOWNS CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2006 SQ FT - 186.35 SQ M

(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 31 SQ FT - 2.88 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.

An extended 4-5-bedroom semi-detached family home located within a short distance of the bustling thoroughfare with shops, bars, restaurants and tram link to East Croydon and Wimbledon with bus routes towards Croydon and beyond. A leafy and green outlook can be found close by with great views into Central London. Parking is plentiful leading to an enclosed storm porch entrance and hallway with dining room with study and storage room off this so ideal for an annex, reception room, large kitchen/diner, conservatory, and large utility room with toilet. First floor caters for master bedroom with fitted wardrobes and en-suite, three further bedrooms and family bathroom. Stairs to second floor and loft room. All decorated to a high standard with double glazing and gas central heating and a wonderful, landscaped rear garden with an addition of garden room. This really is the perfect family home with lovely space equally downstairs and upstairs.

**welcome to**

## **North Downs Crescent, New Addington Croydon**

- 4-5 Bedroom
- Semi-detached
- En-suite
- Landscape Garden
- Good Transport Links

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

Price

**£675,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109884](https://barnardmarcus.co.uk/Property/SCS109884)



Property Ref:  
SCS109884 - 0002

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)**