



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A map of the New Addington area in Croydon. A purple pin marks the location of Phoenix Motorcycle Training Croydon. Other landmarks include Queen Elizabeth's Drive Play Ground to the southeast and a red pin icon to the southwest. Roads shown include Frensham Dr, Goldcrest Way, and Castle Hill Ave. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

This sizeable three-bedroom semi-detached house offers a fantastic opportunity for buyers looking to create their ideal home. OF NON-STANDARD CONSTRUCTION, the property provides a blank canvas ready for modernisation and personal touches throughout.

Situated in a highly convenient location, this home is just a short distance from local amenities, schools, and excellent transport links, including a nearby tram stop for easy access into the city and surrounding areas.

Inside, the property offers generous living space, including a spacious lounge, kitchen/diner, three well-proportioned bedrooms, and a family bathroom. Outside, there's a good-sized garden and off street parking for two cars.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent

VIEWING NOTES

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

