



Queen Elizabeths Drive, New Addington CROYDON CR0 0HE

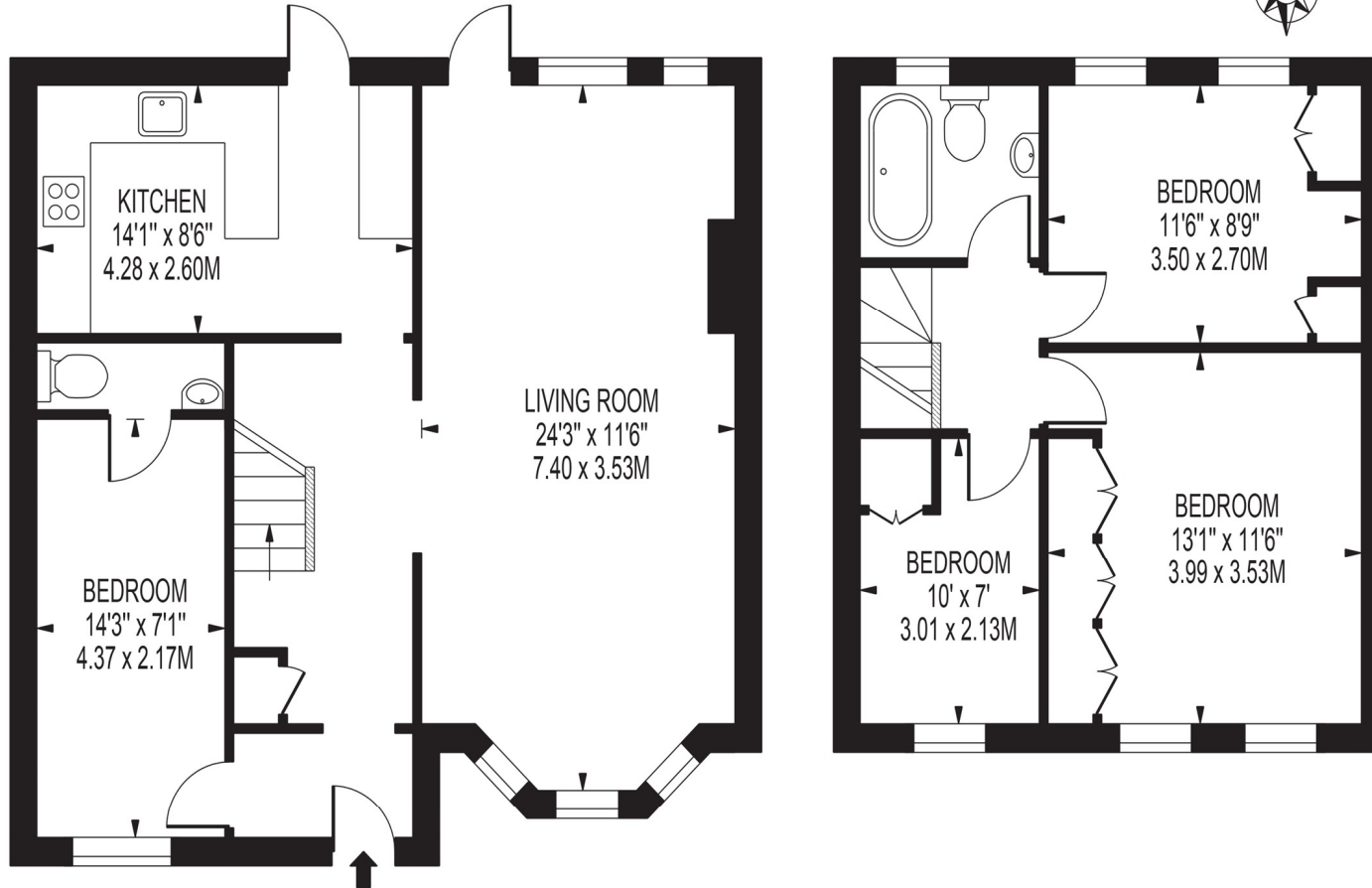
welcome to
Queen Elizabeths Drive, New Addington CROYDON

Barnard Marcus are proud to present this beautiful 3-4-bedroom semi-detached family home.



QUEEN ELIZABETHS DRIVE NEW

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1034 SQ FT - 96.08 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.

A well-proportioned and highly versatile three/four-bedroom semi-detached family home, ideally positioned in a popular residential location with open green outlooks to the rear.

The ground floor offers excellent flexibility, comprising a bright front reception room, a spacious kitchen/diner perfect for entertaining, and an additional reception room which can easily be used as a fourth bedroom, home office or playroom - ideal for modern family living.

Upstairs, the property features three well-sized bedrooms and a family bathroom, offering comfortable accommodation for growing families.

Externally, the home benefits from off-street parking to the front and a landscaped rear garden, perfect for both relaxing and entertaining during the warmer months.

Situated within easy reach of tram links, bus routes and local amenities, as well as well-regarded schools, this is a fantastic opportunity for buyers looking to upsize into a long-term family home.

welcome to

Queen Elizabeths Drive, New Addington CROYDON

- 3-4 Bedroom
- Close to Good Schools
- Good Transport Links
- Garden
- Parking

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

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/SCS109789



Property Ref:
SCS109789 - 0006

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



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



barnardmarcus.co.uk