



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**

**£400,000**

**Freehold**

3x 1x 1x

**Montacute Road, New  
Addington, Croydon,  
Surrey, CR0**

**cubitt & west**  
Helping you move forwards



## Main features

- Large landscaped rear garden perfect for entertaining
- Summer house great for home working
- Double Driveway
- Ample storage throughout
- Ready to move into

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Reception Room: 13'9 x 12'7 (4.19m x 3.84m)  
Kitchen: 11'4 x 6'7 (3.46m x 2.01m)  
Utility Room : 7'0 x 5'0 (2.14m x 1.53m)  
Separate Toilet

### FIRST FLOOR

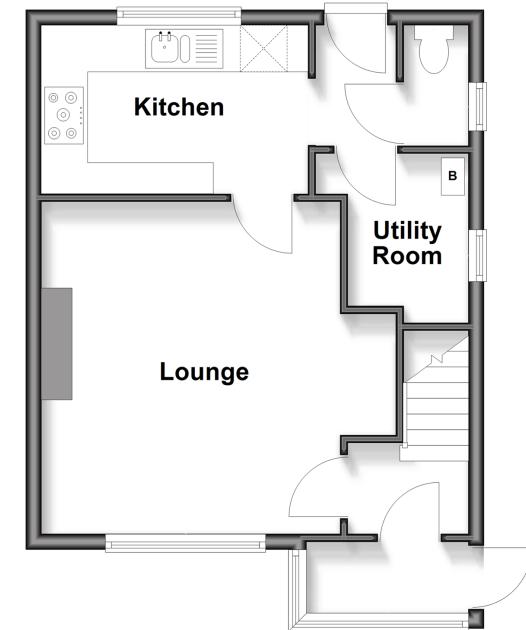
Landing  
Bedroom 1: 12'2 x 9'1 (3.71m x 2.77m)  
Bedroom 2: 11'4 x 9'9 (3.46m x 2.97m)  
Bedroom 3: 8'4 x 8'2 (2.54m x 2.49m)  
Bathroom

### OUTSIDE

Garden  
Out building  
Driveway

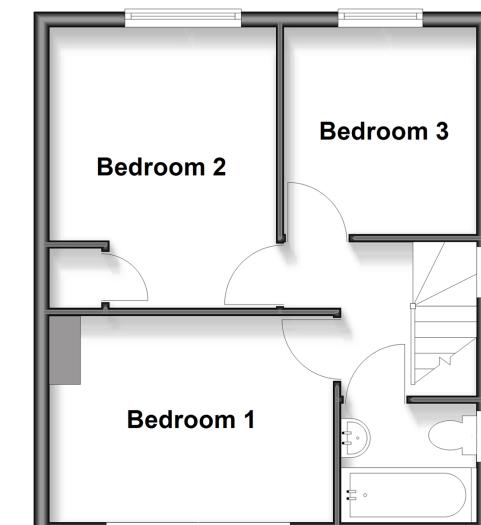
### Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



### First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



**Call Shirley - 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



CURRENT:  
D(67)

POTENTIAL:  
B(89)



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