



barnard marcus

North Downs Crescent, New Addington Croydon CR0 0LJ



welcome to
North Downs Crescent, New Addington Croydon

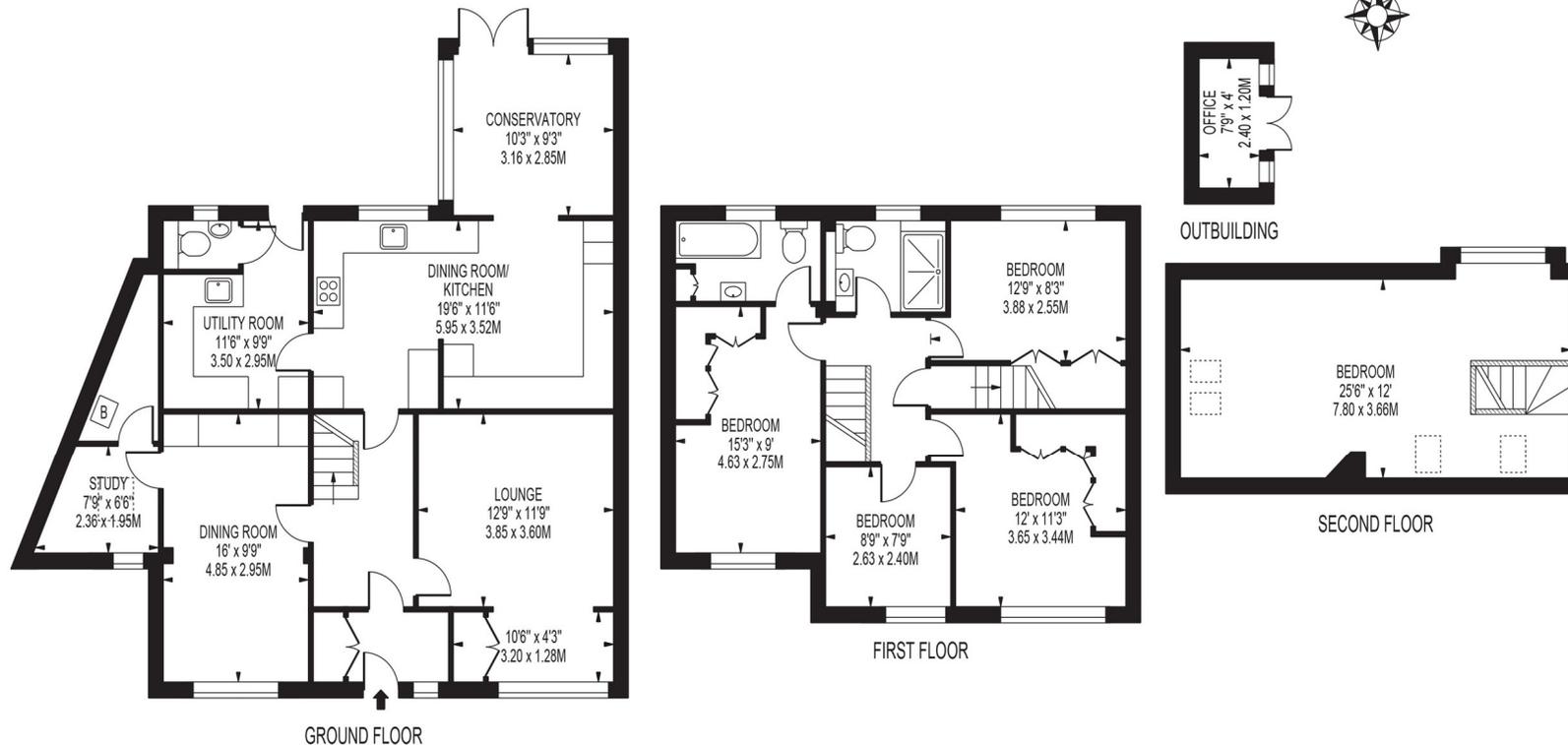
Barnard Marcus are proud to present this 4-5-bedroom semi-detached family home.



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.

A substantial and beautifully extended five-bedroom semi-detached family home offering over 2,000 sq ft of versatile living accommodation, ideally positioned on the sought-after North Downs Crescent.

This impressive home has been thoughtfully extended and configured to provide exceptional flexibility for modern family living. The ground floor features multiple reception areas including a spacious living room, separate dining room, and a bright conservatory overlooking the landscaped rear garden creating ideal spaces for both everyday living and entertaining.

The well-appointed kitchen is complemented by a separate utility room, while an additional study and storage area offer excellent potential for a home office, annex, or multi-generational living. Upstairs, the property provides five well-proportioned bedrooms, including a generous principal bedroom with en-suite, alongside a modern family bathroom and additional loft room, offering further flexibility.

Externally, the property benefits from a beautifully landscaped private rear garden, perfect for families and outdoor enjoyment, as well as ample parking to the front.

Located within easy reach of East Croydon, local tram links, and excellent transport connections into Central London, the property also benefits from proximity to well-regarded schools, local amenities, and green open spaces.

welcome to

North Downs Crescent, New Addington Croydon

- Over 2,000 sq ft of Accommodation
- Five Bedroom Extended Family Home
- En-Suite to Principal Bedroom
- Multiple Reception Rooms
- Conservatory Overlooking Garden

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

offers in excess of
£650,000



view this property online barnardmarcus.co.uk/Property/SCS109884



Property Ref:
SCS109884 - 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.



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Please note the marker reflects the
postcode not the actual property