

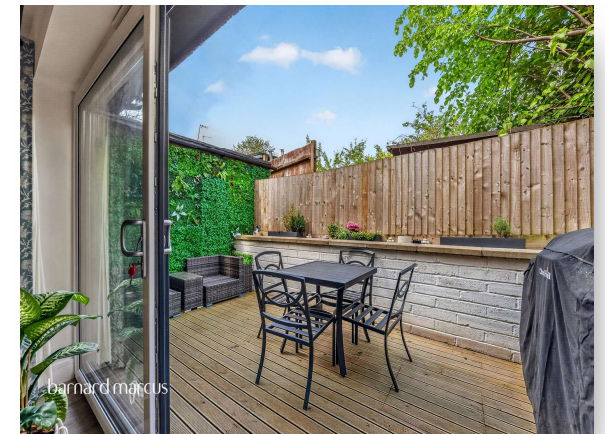


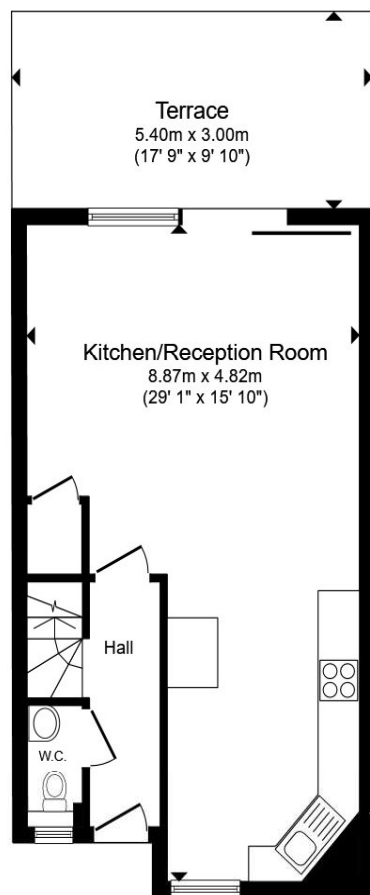
Addington Road, South Croydon CR2 8LH

welcome to

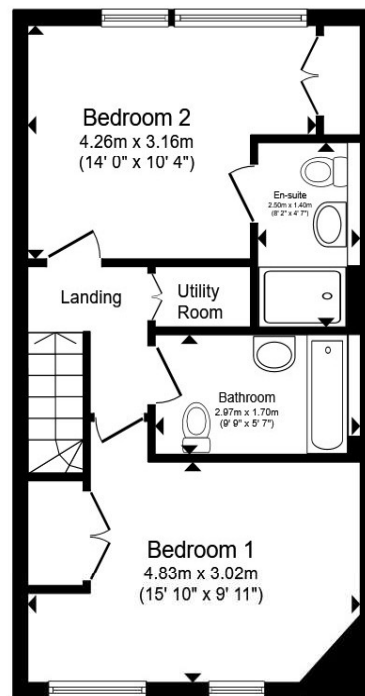
Addington Road, South Croydon

A fantastic chain-free two double bedroom, two-bathroom end-of-terrace modern house, built circa 2020 and offering stylish contemporary living throughout.





Ground Floor



First Floor



Total floor area 83.9 m² (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The property also benefits from approximately five years remaining on its new-build warranty, providing added peace of mind for buyers.

The home boasts a sleek modern fitted kitchen with integrated white goods, opening into a spacious open-plan reception room with wood-style flooring and sliding patio doors leading directly to the landscaped rear garden.

The ground floor further features a welcoming entrance hallway with a useful storage cupboard and a convenient cloakroom WC. The property benefits from gas central heating and underfloor heating, ensuring comfort all year round. Upstairs are two well-proportioned double bedrooms, including a principal bedroom with an en-suite shower room, a modern family bathroom, and a separate utility room on the first floor, providing practical laundry and additional storage space.

Externally, the landscaped rear garden provides an ideal space for entertaining and relaxation.

Ideally located in the ever-popular Selsdon area, the property is within easy reach of local shops, bars, restaurants, transport links, and an excellent selection of highly regarded schools.

Offered to the open market with no onward chain and the security of remaining new-build cover, this property represents an ideal purchase for first-time buyers, downsizers, or investors alike.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Addington Road, South Croydon

- Chain-free sale with approximately 5 years remaining on new-build warranty
- Modern end-of-terrace house, built circa 2020
- Two well-proportioned double bedrooms
- Stylish open-plan kitchen/reception room
- Sliding patio doors opening onto a landscaped rear garden

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

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110093



Property Ref:
SCS110093 - 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.

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