

TO LET



Castle Hill Avenue, New Addington, CR0

£1,900.00 PCM

3

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## Property Description

A spacious three-bedroom semi-detached property is situated on the serene and highly residential Castle Hill Avenue, New Addington, CR0. The dwelling features a well-lit and sizable reception room that opens into a contemporary kitchen with ample dining space, complemented by a convenient downstairs W/C. The first floor encompasses a three-piece family bathroom with a shower over the bath and three generously proportioned bedrooms.



Additional advantages include an expansive garden, double-glazed windows throughout, and efficient gas central heating.



Benefiting from its proximity to tram and bus stops, the property offers excellent transport connections. The surrounding area is abundant with greenery, with the Farleigh & Addington Palace Golf Club just a short stroll away, and numerous vast fields for exploration. This property is an ideal choice for a growing family!



## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

## Material Information

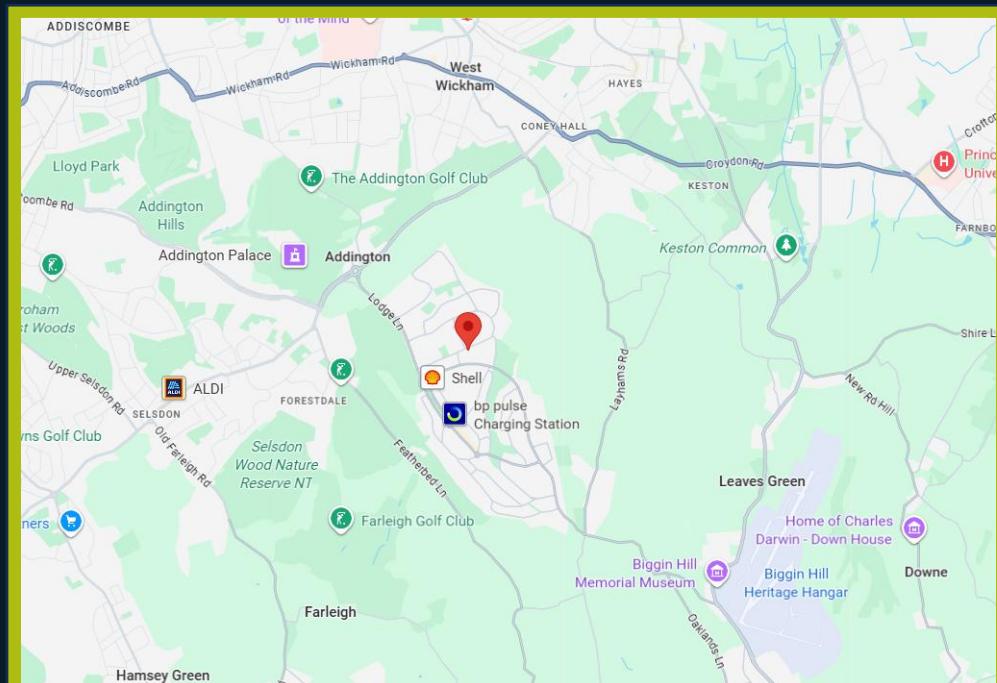
**Date Available** – 18/04/2026

**Holding deposit amount** – £438

**Security Deposit amount (Five weeks rent)** – £2,192.00

**Council Tax Band** – C

**Local Authority** – Croydon Council



### Property Type

House (Semi Detached)



### Construction Type

Brick



### Parking

Free Street Parking



### Listed Building Status

None



### Water Supply

Thames Water



### Electricity Supply

Mains



### Heating

Gas / Mains



### Broadband

Cable



### Mobile Signal

Good Coverage



### Flood Risk

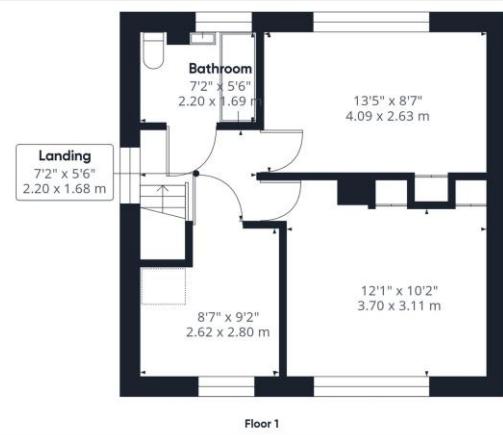
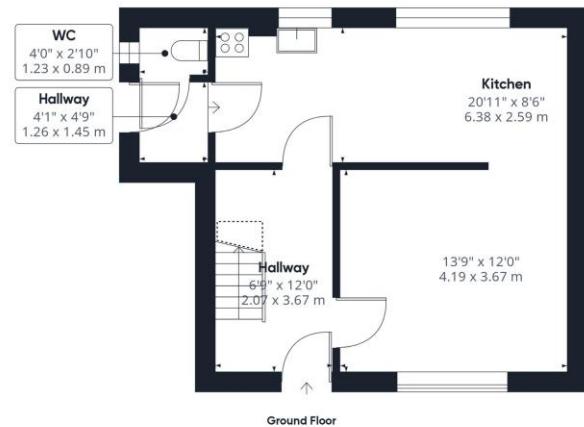
Has the property been flooded in the past five years: **NO**

Level of Risk: **None**



### Proposed Development in Immediate Locality?

None



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Approximate total area<sup>a</sup>  
878.47 ft<sup>2</sup>  
81.61 m<sup>2</sup>

Reduced headroom  
14.13 ft<sup>2</sup>  
1.31 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100	A	
81-91	B	
69-80	C	76
55-68	D	
39-54	E	63
21-38	F	
1-20	G	

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