



**Queen Elizabeths Drive, New Addington CROYDON CR0 0HE**



welcome to

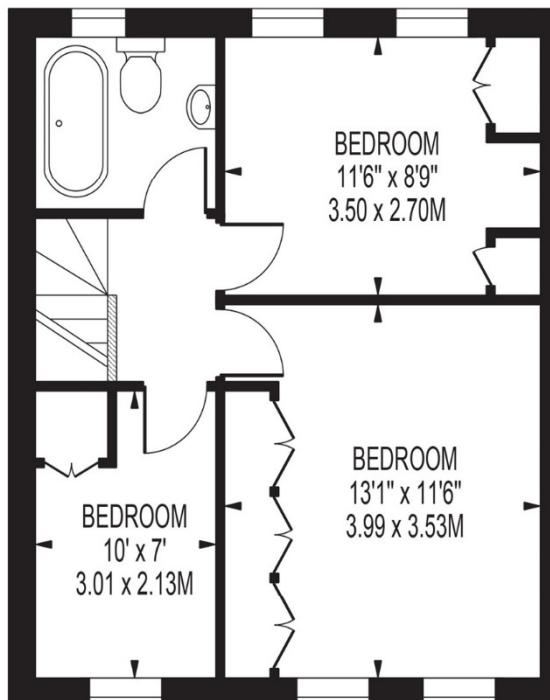
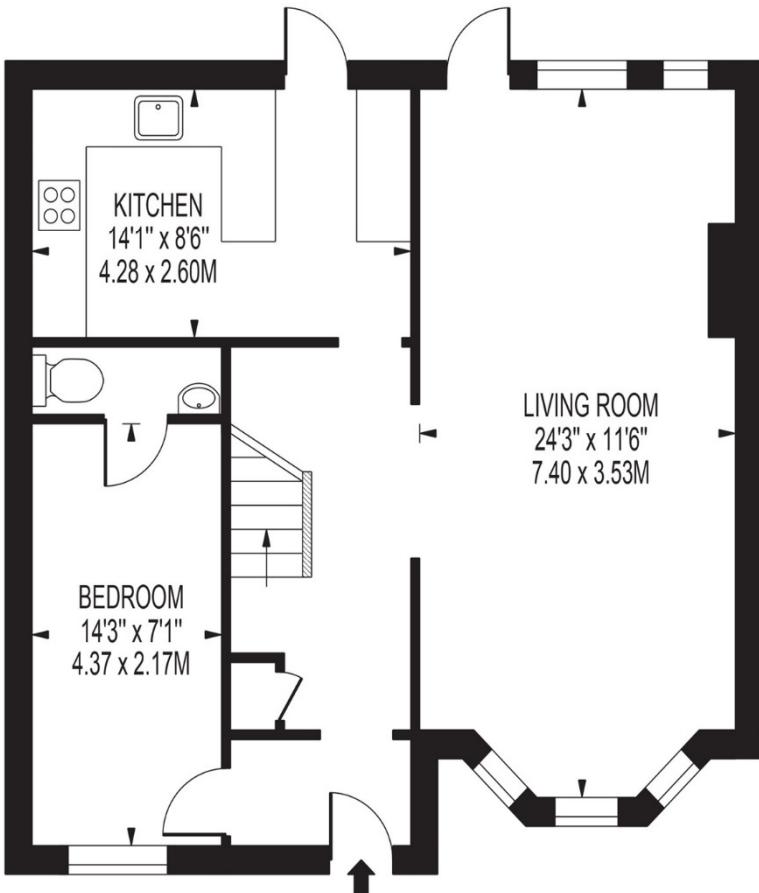
## Queen Elizabeths Drive, New Addington CROYDON

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 wonderful 3-4 bed semi-detached family home with a great vista towards rolling green field and located in ever popular New Addington within close proximity to tram link, bus routes and good schools and not to mention the lovely shopping thoroughfare with bars, restaurants, and coffee shops aplenty.

The property has parking to front leading to hallway, reception room, kitchen/diner, 2nd reception room/bed 4, stairs to first floor with 3 further bedrooms, bathroom, landscaped rear garden.

welcome to

## Queen Elizabeths Drive, New Addington CROYDON

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

Tenure: Freehold EPC Rating: D

Council Tax Band: E

Offers in Excess of

**£475,000**



**view this property online** [barnardmarcus.co.uk/Property/SCS109789](http://barnardmarcus.co.uk/Property/SCS109789)

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.



Property Ref:  
SCS109789 - 0004

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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