



EST 1973
Paul Meakin £700,000 Addington Road, South Croydon, CR2 8LF
 ESTATE AGENTS

- PRICE RANGE £700,000-£725,000
- Sought-after Selsdon location
- Conservatory overlooking the garden
- Fifth bedroom/ additional reception room with adjacent shower room
- In and out driveway, detached garage & ample parking
- Chain free five bedroom detached family home
- Impressive 29ft reception room
- Large kitchen/breakfast room
- Principal bedroom plus en suite and private balcony
- Close to good schools, shops & excellent transport links

PRICE RANGE £700,000-£725,000
 Offered to the market with no onward chain, this impressive five bedroom detached family home on Addington Road offers generous space, flexible living and excellent kerb appeal in a sought-after Selsdon location.

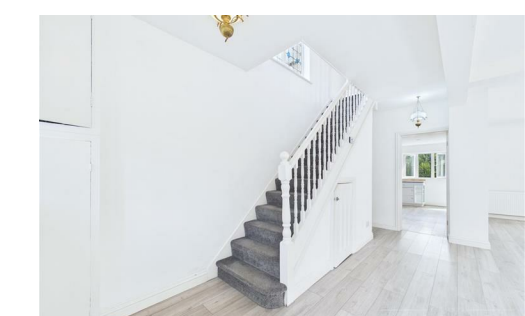
Extending to over 1700 sq ft, the property provides well presented and recently renovated accommodation throughout. A welcoming entrance porch leads into the standout 29ft reception room offering an ideal space for both everyday living and entertaining, flowing through to a conservatory overlooking the garden. The fitted kitchen/ breakfast room provides ample storage, while a ground floor bedroom with adjacent shower room adds valuable versatility for guests, home working or multigenerational living.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom and a further double with en suite and private balcony. A family bathroom completes the first floor.

Set back from the road, the property benefits from a carriage driveway, detached garage and ample off-street parking.

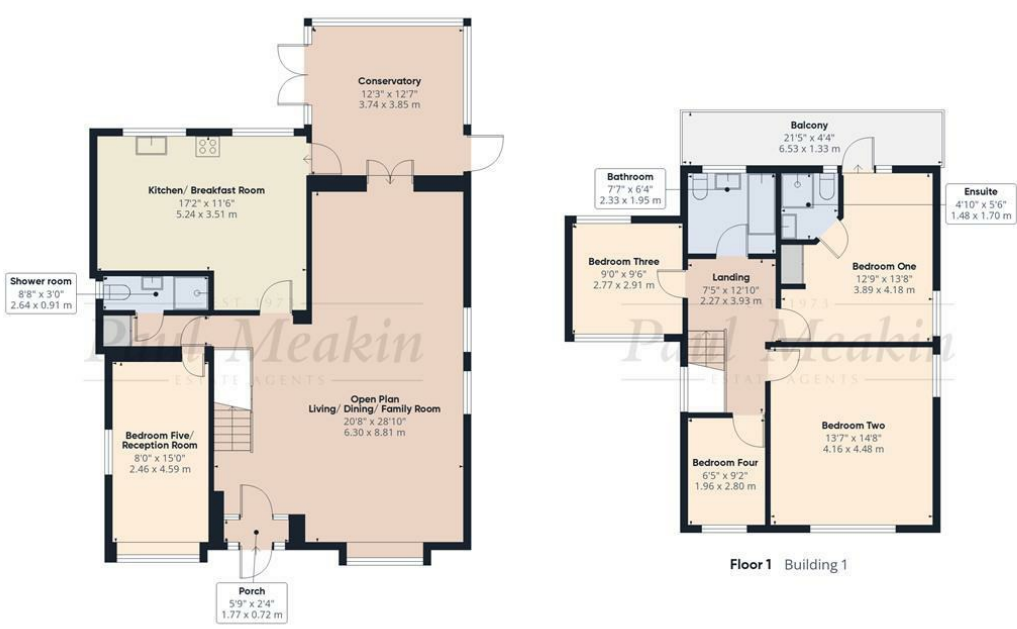
Ideally positioned for families, the property is within easy reach of a range of well-regarded local schools, a variety of shops and amenities in Selsdon High Street, as well as nearby Croydon and surrounding areas. There are excellent transport links including frequent bus routes and access into Central London.

Virtual furniture staging has been used for marketing purposes.



Approximate total area[®]
 1958 ft²
 182 m²
 Balconies and terraces
 93 ft²
 8.6 m²

(1) Excluding balconies and terraces
 Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
 GIRAFFE360



Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	54
EU Directive 2002/91/EC			

TAX BAND: F
 Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



