

GRIMWADE AVENUE, CRO
GUIDE PRICE: £1,500,000 – £1,650,000



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5 BEDROOMS | 3 BATHROOMS | 3 RECEPTION ROOMS | KITCHEN | FREEHOLD | 3,370 SQ FT | 313.1 SQ M

A substantial double fronted, five double bedroom family residence which measures 3,370 square feet, and yet has huge potential to be further extended as required, given its 130' x 70' level rear garden.

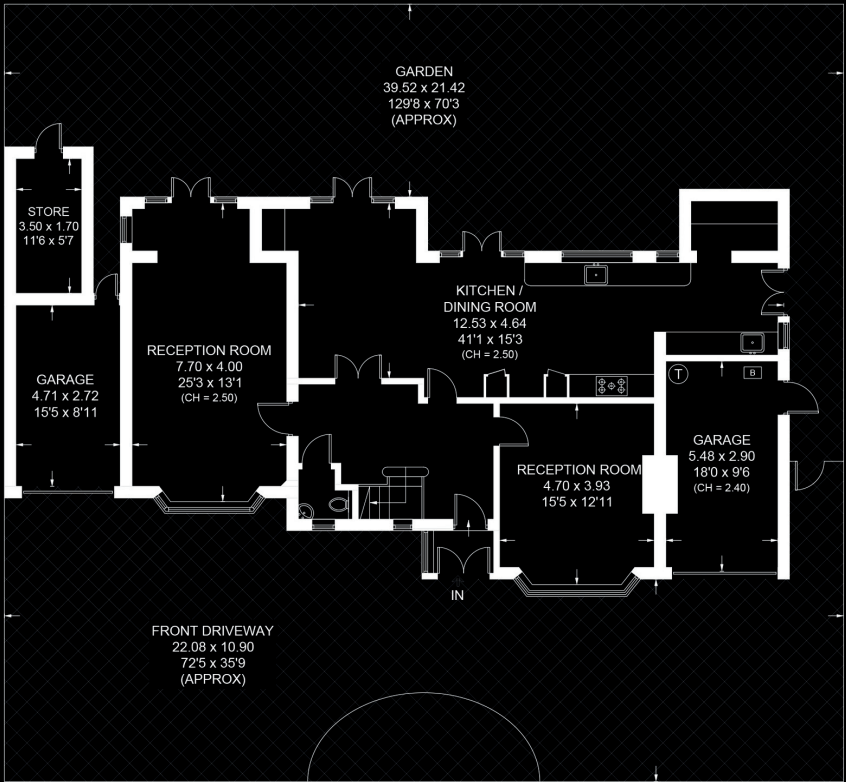
Enjoying far reaching views towards the City it backs directly on to playing fields and therefore enjoys a magnificent 'borrowed landscape'. Set well back from the wide road and approached via brick pillared entrances, this lead on to a sweeping carriageway driveway with two integral garages, with electric up and over doors.

The property has been extensively updated and modernised in the recent past by the current owners, while offering extension potential to both rear and loft, subject to planning permission. Currently the accommodation briefly comprises; entrance porch, large panelled hallway, guest cloakroom/W.C., triple aspect reception room, further large reception, incredible 41' x 15' kitchen dining room, pantry/utility room, garden store, two garages and off street parking for numerous cars. The kitchen is a top of the range fitted kitchen and the luxurious bathrooms are all of a consistent high standard.

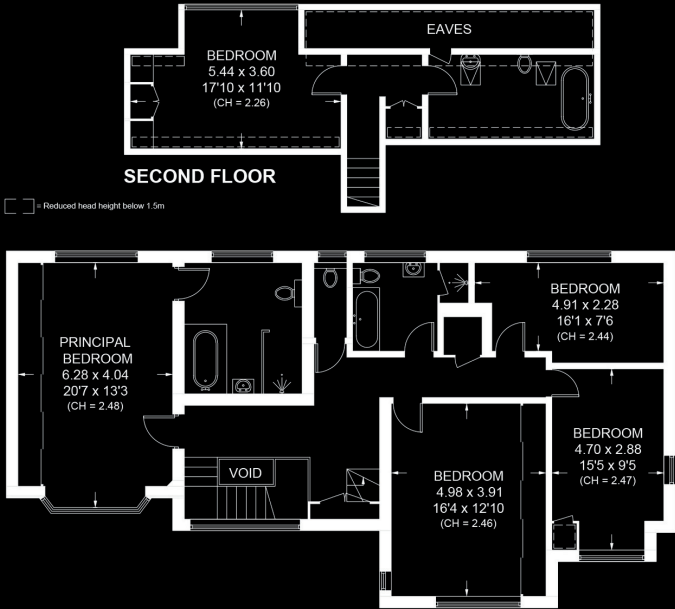
Located in what is regarded as the Whitgift Estate's premier road, Grimwade Avenue, is within easy reach of Sandilands Cricket and Tennis club, Shirley Park Golf Club, Lloyds Park, and Shirley Hills. Also close by are Trinity School, Sandilands tram stop, East Croydon station with trains to Victoria taking 16 minutes and to London Bridge in just 14 minutes and Gatwick reached in just 15 minutes.



Approximate Gross Internal Area = 313.1 sq m / 3370 sq ft



GROUND FLOOR



FIRST FLOOR

GRIMWADE AVENUE, CRO

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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