



Grimwade Avenue, Croydon, Surrey, CR0

£1,500,000 Freehold

- Detached house
- Scope to extend to the rear and in the loft (STPP)
- Four double bedrooms
- Highly sought after residential estate
- Catchment for a variety of "Outstanding" Ofsted schools
- Large front and rear garden
- Close proximity to bus and tram stops

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****Vendor Comments**** "My family has happily lived in this family home for 34 years.

Grimwade Avenue is the best road in the Whitgift Estate (the most sought after area in Croydon) – it is: not a through-road, close to Lloyds Park, a short walk to the tram/bus stop with many tram/buses into Croydon, and East Croydon can be walked to in 20 minutes. East Croydon is a mainline station with a great service to the South Coast, and excellent services into London Victoria (20 minutes) and London Bridge (12 minutes). Please note, the Thameslink service runs through East Croydon through the night.

The plot is a great size and shape (not a corner plot), and as property backs onto another house you feel even more safe and secure. Growing up as children my siblings and friends would often camp out in the garden overnight. There is large scope to extend on both sides and to the rear of the property (STPP), without spoiling the large garden area.

The property is within close proximity to the best schools in the area with Trinity, Croham Hurst, Archbishop Tenison and Coloma all within walking distance (but to name a few)."

Located within the highly desired Whitgift Estate, this large detached four bedroom house with over 1400sqft living space is available to view.

Having been a family home the property has ample living space for families of various sizes along with the option to add space to the rear and in the loft (STPP). Upon entry there is a large welcoming hallway; allowing access to a delightful reception room which is the length of the house itself, a convenient W/C, separate kitchen along with a separate dining room. As you ascend upstairs the first floor comprises of: four double bedrooms, a three piece bathroom suite and a separate W/C. Being a detached house the property also benefits from a wrap around garden; the front garden is approximately over 32 feet long and the grand rear garden stretches approximately just over 95 feet.

The property is within the catchment to some "Outstanding" Ofsted secondary and primary schools as well as some of Surrey's finest State Schools.

This property is ideally suited to any family; established or growing, to be the next stage of their life to enjoy and create memories just like the previous owners.

Properties within this estate do not come to the market that often so an early viewing is advised!

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 to 100) A</p> <p>(81 to 91) B</p> <p>(69 to 80) C</p> <p>(55 to 68) D</p> <p>(39 to 54) E</p> <p>(21 to 38) F</p> <p>(1 to 20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	71		62
37		30	
<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>		<p>EU Directive 2002/91/EC</p> <p>England, Wales & N.Ireland</p>	

