

Truuli



Swinburne Crescent, Croydon, Surrey, CR0

£575,000 Freehold

- Large driveway
- Bi-folding doors leading to the garden
- South facing garden
- Heated floors throughout
- Family home
- Walking distance of Addiscombe's amenities
- Tiered garden
- Two bathrooms

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Vendor comments: "We have lived here for 13 years and came here as the house ticked all the boxes: Good schools, quiet road, close to public transport, easy commute to London, close to children's park & play area, own driveway, south facing garden and flooded with natural light.

As our family grew, we extended the house to create more space. The loft was extended in 2014 to add two double bedrooms and one shower room. The ground floor was extended in 2016 to create a large open plan kitchen with dining and lounge area. A cloak room was added and a utility room was built in the side return. Whilst doing these works the whole house was refurbished and almost everything renewed.

The location has great transport links with the tram stop and a number of bus stops within 5-10 mins walk. These take you to a choice of train stations; East Croydon, Norwood Junction or Elmers End for London and the South. Addiscombe high street is within a 10 min walk with local cafés, pubs, butchers and florists.

There are plenty of parks and play areas that are within walking distance. Ashburton Park is a 5 min walk with its play area and a nice café. A small children's play area is just one road away at the end of a large playing field and open space. Further afield, South Norwood country park is approximately a 15 minutes' walk

A Good primary and secondary school is within 5-10 mins walk, with their reception and infant building at the end of our road.

We have loved the house and we are certainly going to miss the:

- Open plan kitchen with large island which the children have done much homework and art. Also, many alfresco meals in the sunny patio.
- Utility and storage space in ground floor that tucks away and hides all the chaos of family life.
- Warm floor to walk on in the winter
- View from the loft – we can see Canary Wharf and the Shard"

We had built the house for the long term but unfortunately we now need to sell in order to be closer to our son's grammar school and daughter's college.

