

FREEHOLD



House - Detached

# 114 ADDISCOMBE ROAD, CROYDON, CR0 5PQ

Offers In Excess Of

# £1,500,000

FEATURES



# 7 Bedroom House - Detached located in Croydon

Addiscombe Road, Croydon – Exceptional Brand-New Detached Family Residence

Presenting a rare opportunity to acquire a stunning, newly built detached homes in the heart of Croydon. Designed with meticulous attention to detail, these expansive residences offer approximately 4,500 sq ft of luxurious living space, perfectly suited to modern family life.

The home boasts seven generously proportioned bedrooms, offering superb flexibility for growing families, home offices, or guest accommodation. With five stylish bathrooms, including three elegant en-suites, comfort and privacy are assured throughout.

At the heart of the home lies a high-specification fitted kitchen, featuring a central island ideal for both culinary preparation and casual family gatherings. The kitchen flows effortlessly into a bright and spacious open-plan dining and living area, enhanced by large windows that invite in abundant natural light.



Total area: approx. 419.7 sq. metres (4517.5 sq. feet)

Call us on

**0203 648 6357**

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<https://ccgrayestates.com/>

**Council Tax Band**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

