



3 Farrers Place, Addington Hills
Offers in Excess of £1,000,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

3 Farrers Place, Addington Hills

Croydon

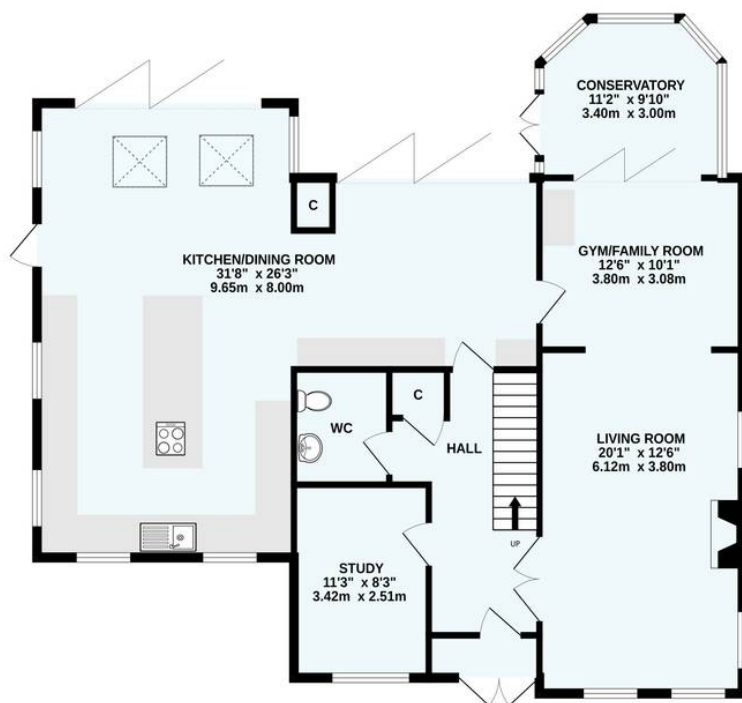
An impressive, five bedroom, three bath/shower room, four reception room, detached family residence, situated at the end of a private gated cul de sac, with just five properties. An amazing location, directly opposite the 130 acres of Addington Hills, around the corner from the 114 acres of Lloyd park and within walking distance of both Trinity and Coloma schools. Enclosed porch, entrance hall, WC, study, triple aspect living room, gym/family room with bi-fold doors to double glazed conservatory, 31'8 × 26'3 triple aspect kitchen/dining/family room with under floor heating and two sets of bi-fold doors to rear decked terrace and garden. Stairs to first floor landing, principal bedroom with fitted wardrobes and en-suite shower room, double aspect 19'8 × 14'2 guest bedroom with en-suite shower room, two further bedrooms with fitted wardrobes, bedroom five, family bathroom. Other features include: Harveys water softener, reverse osmosis iSpring water filter, positive input ventilation system. The front garden is fully block paved offering off street parking for three to four cars. The North West facing decked patio and garden are accessed via three sets of bi-fold doors and the double glazed conservatory.

- DETACHED FIVE DEROOM FAMILY RESIDENCE
- THREE BATH/SHOWER ROOMS
- FOUR RECEPTION ROOMS + CONSERVATORY
- ONE OF FIVE HOUSE IN PRIVATE GATED CUL DE SAC
- LOCATED OPPOSITE ADDINGTON HILLS WITH TRINITY AND COLOMA SCHOOLS CLOSE BY
- EASY REACH OF TRAMLINK AND EAST CROYDON STATION
- EPC - C
- COUNCIL TAX BAND - G

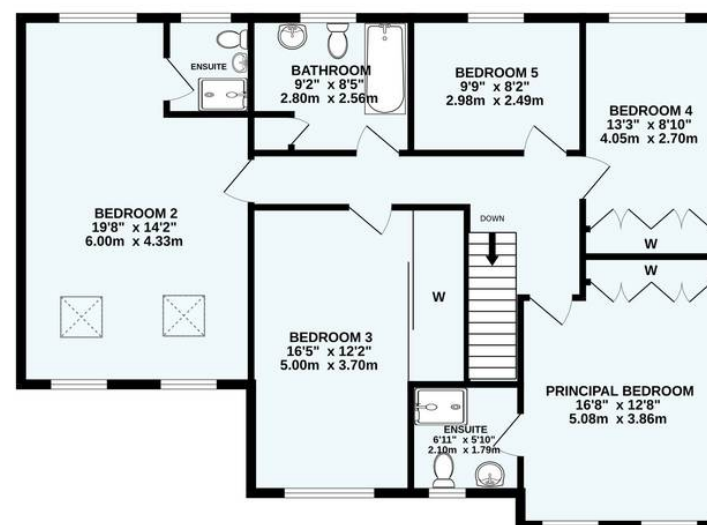




GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.



1ST FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



APPROX. NET INTERNAL FLOOR AREA

TOTAL FLOOR AREA : 2414 sq.ft. (224.2 sq.m.) approx.

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.