



30 Grimwade Avenue, Whitgift Estate, East Croydon

Price Offers in Excess of £1,200,000 Freehold

ShineRocks
PROPERTY AGENTS

30 Grimwade Avenue

Whitgift Estate, East Croydon

An attractive double fronted, five bedroom, three bath/shower room, three reception room, detached family residence, situated on a wide level plot with a paved driveway leading to a large single garage offering off street parking for three cars. Located in Grimwade Avenue, close to the entrance to Lloyd Park, with a mature secluded rear garden. Within easy reach of Trinity School, Sandilands tram stop, East Croydon station and Croydon town centre. The property is well presented by the current owners, while offering huge extension potential to both side, rear and loft, subject to planning permission. Storm porch, spacious entrance hall, WC, double aspect living room with double doors rear garden, dining room with bay window overlooking rear garden, study overlooking pretty front garden, double aspect kitchen/breakfast room, separate utility room with side door to garden. Stairs to first floor landing, principal bedroom with en suite shower room, guest bedroom with en suite bathroom, three further bedrooms, family bathroom. CHAIN FREE.

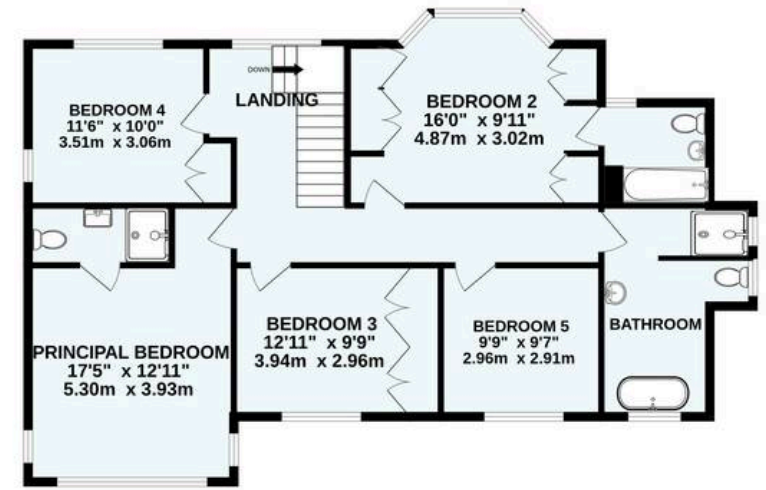
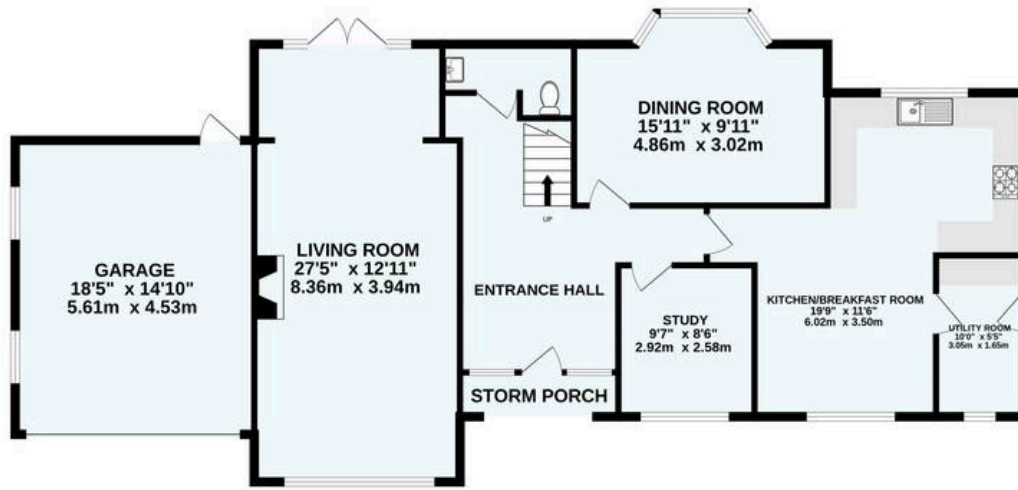
- FIVE BEDROOM DETACHED FAMILY RESIDENCE SITUATED IN GRIMWADE AVENUE
- THREE BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS + KITCHEN/BREAKFAST ROOM
- HUGE POTENTIAL FOR LOFT EXTENSION, SIDE AND REAR EXTENSION STPP
- LARGE LEVEL GARDENS BACKING PLAYING FIELDS WITH POTENTIAL FOR IN & OUT DRIVEWAY SUBJECT TO THE USUAL PERMISSIONS
- PREMIER ROAD, LOCATED ON THE SOUGHT AFTER WHITGIFT ESTATE, WITHIN EASY REACH OF TRAM LINK, EAST CROYDON STATION AND TRINITY SCHOOL
- COUNCIL TAX G - EPC E





GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.

1ST FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA : 2364 sq.ft. (219.6 sq.m.) approx.
Made with Metropix ©2026



ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

ShineRocks
PROPERTY AGENTS

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.