



**Price**  
**£375,000**

**Freehold**

4x  1x  2x 

**The Coppins, New  
Addington, Croydon,  
Surrey, CR0**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards



## Main features

- **Fantastic spacious house in a very convenient location**
- **Excellent entertaining space in the lounge and separate dining area**
- **Cook to your heart's delight in the large kitchen**
- **Front and rear gardens**
- **Situated within walking distance to Tramlink, shops and reputable schools**

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 13'11 x 11'10 (4.24m x 3.61m)

Dining Area: 11'11 x 9'9 (3.63m x 2.97m)

Kitchen: 12'11 x 9'11 (3.94m x 3.02m)

Cloakroom

### FIRST FLOOR

#### Landing

Bedroom 1: 14'9 x 8'11 (4.50m x 2.72m)

Bedroom 2: 13'9 x 8'9 (4.19m x 2.67m)

Bedroom 3: 10'5 x 6'11 (3.18m x 2.11m)

Bedroom 4: 8'11 x 8'10 (2.72m x 2.69m)

Bathroom

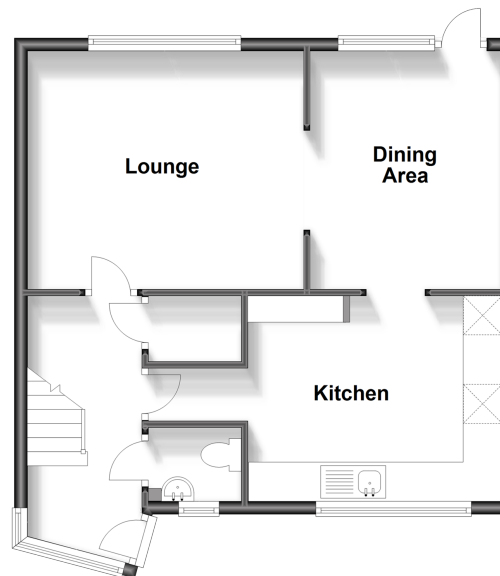
### OUTSIDE

Front Garden

Rear Garden

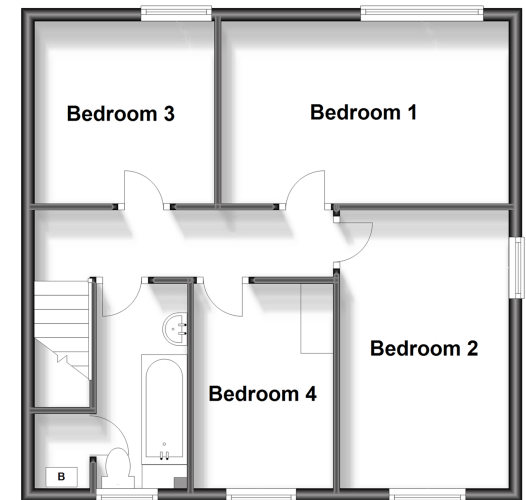
### Ground Floor

Approx. 51.7 sq. metres (556.3 sq. feet)



### First Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



**Call Shirley - 020 8654 3037 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- This property is not standard construction which could affect mortgage lending, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale