

TO LET



Warbank Crescent, New Addington, CR0

£2,000.00 PCM

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## Property Description

A spacious and well-presented three-bedroom semi-detached house situated on the quiet and residential Warbank Crescent, New Addington, CR0. The ground floor comprises a generously sized reception room with ample space for both living and dining, a separate fitted kitchen and access to a large private rear garden. The first floor offers two well-proportioned double bedrooms, a further single bedroom and a modern three-piece family bathroom.

Further benefits include off-street parking, convenient side access to the garden and a storage shed providing excellent outdoor space for families.

The property is conveniently positioned for access to both Croydon and Biggin Hill, with a bus stop located directly opposite the property. The 64 and 464 bus services provide regular connections, while Central Parade and New Addington tram stop are just a few minutes away by bus. From New Addington, tram services provide direct access to East Croydon in approximately 20 minutes.

East Croydon offers fast and frequent direct rail services into Central London, as well as connections towards Gatwick Airport, making the property a convenient choice for commuters.

This property would make an ideal home for a growing family looking for generous living accommodation, a substantial garden and excellent access to local transport links.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

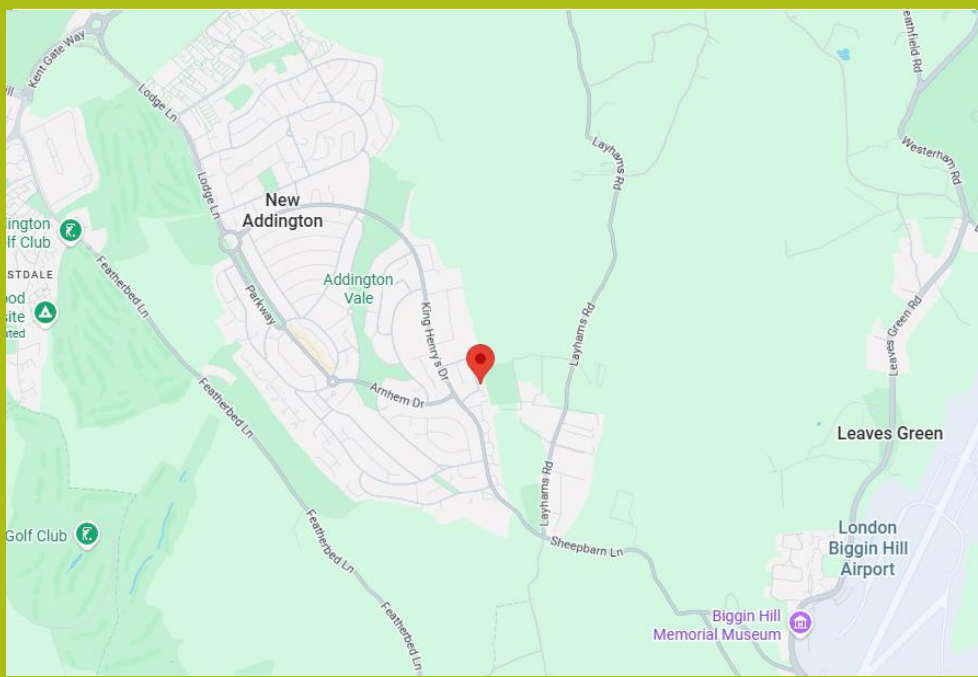
**Date Available** – 17/10/2026

**Holding deposit amount** – £461.4

**Security Deposit amount (Five weeks rent)** – £2,307.00

**Council Tax Band** – B

**Local Authority** – Croydon Council



**Property Type**

House (Semi Detached)



**Construction Type**

Brick



**Parking**

Drive



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas / Mains



**Broadband**

Cable



**Mobile Signal**

Good Coverage



**Flood Risk**

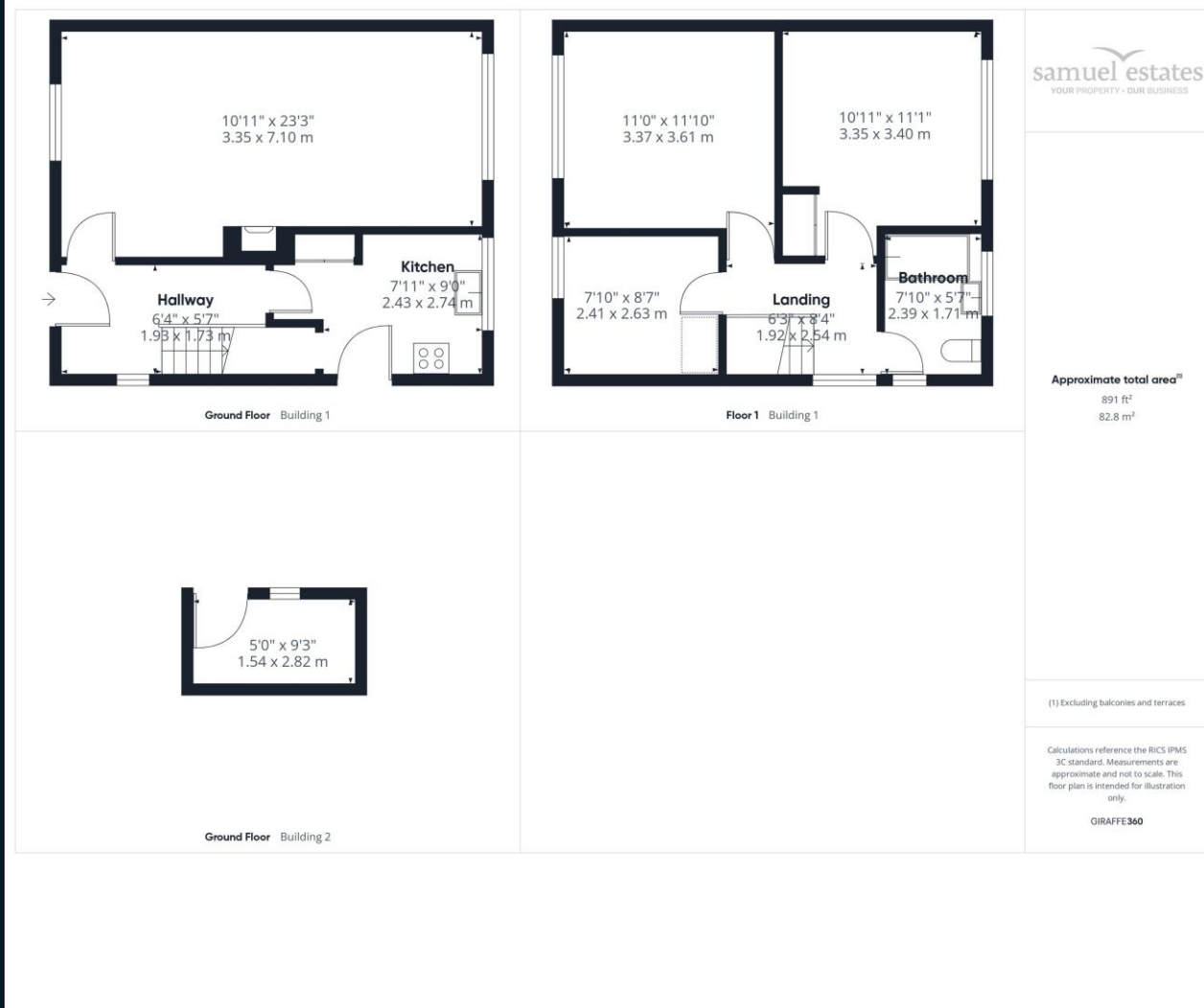
*Has the property been flooded in the past five years:* **NO**

**Level of Risk: None**



**Proposed Development in Immediate Locality?**

None



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| 92-100 <b>A</b>                             |                         |           |
| 81-91 <b>B</b>                              |                         | 81        |
| 69-80 <b>C</b>                              | 69                      |           |
| 55-68 <b>D</b>                              |                         |           |
| 39-54 <b>E</b>                              |                         |           |
| 21-38 <b>F</b>                              |                         |           |
| 1-20 <b>G</b>                               |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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