



Paddock

Place

PRESENTED TO MARKET
2024

46 & 46A

THE GALLOP

CR2 7LP

A PAIR OF BEAUTIFULLY PRESENTED,
SEMI-DETACHED FAMILY HOMES



RedBanksia

Situation

Occupying a broadly level plot and nestled away in a quiet residential crescent in a leafy suburban setting, these four- and five-bedroom dwellings are auspiciously positioned to cater for a panoply of living requirements. The property boasts a generous habitable space (four double-bedrooms in each) with the option of re-purposing the ground floor office to make a fifth (single-bedroom) whilst also possessing capacious, south-westerly rear gardens – seldom seen in new-build dwellings.

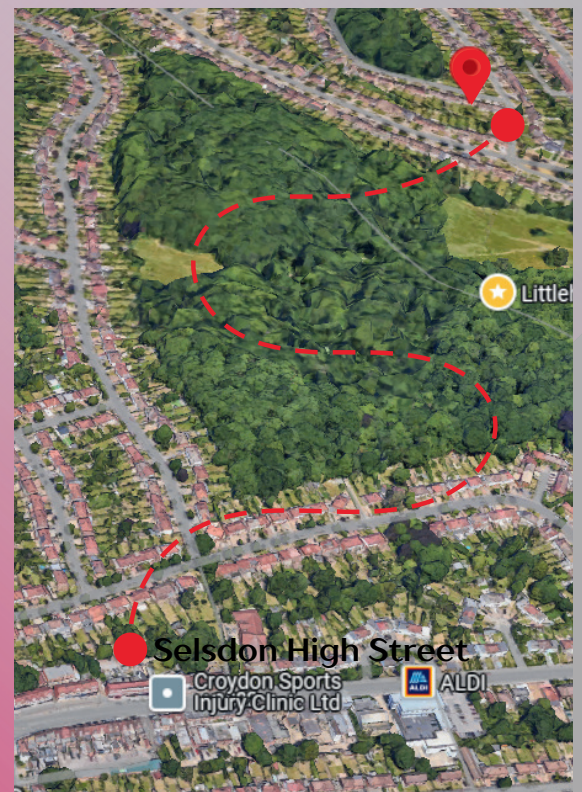
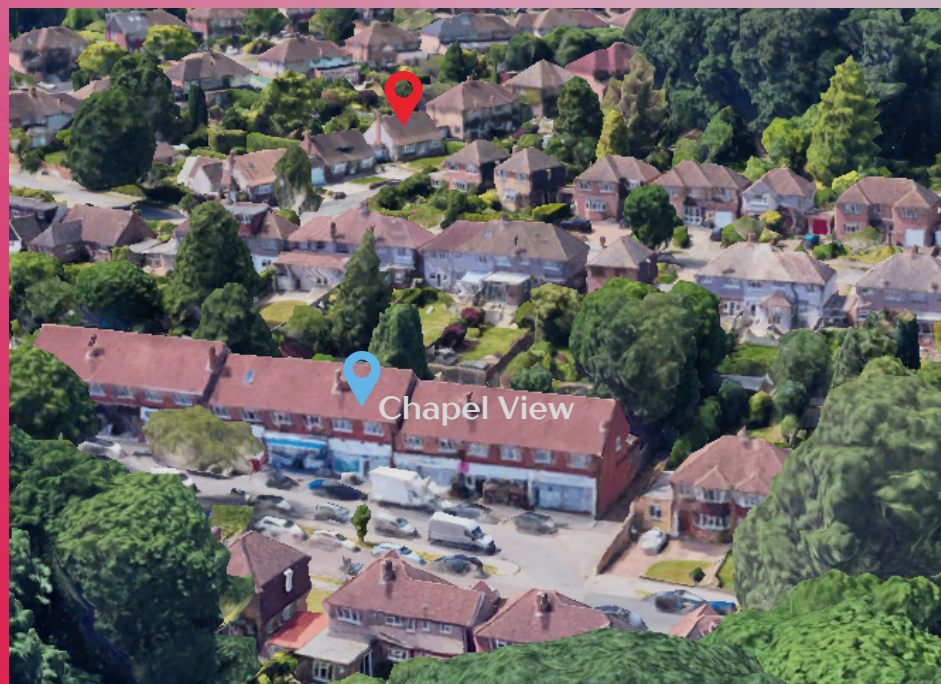


Although located in the London Borough of Croydon, the locale boasts numerous nature reserves and protected woodlands; opposite these homes lies a two-and-a-half acre nature reserve reputedly dating back to the 14th century, called The Ruffet – a piece of history on your doorstep!

LOCATION

Although located in the bustling London Borough of Croydon, The Gallop pleasantly contrasts with the built-up, lively backdrop that is invoked when picturing a quintessential street scene.

Local amenities can be sought from Selsdon High Street with provisions for recreation and leisure. You will also be a mere 0.2 of mile away from a modest convenience store serving the local community on Chapel View.



TRANSPORT

The local environs are well-connected to nearby conurbations and towns as well as providing swift access to Central London; direct access to London Bridge and London Victoria can be sought from South Croydon (2.0 miles), Purley Oaks (3.0 miles) or Purley (4.1 miles) Railway stations.

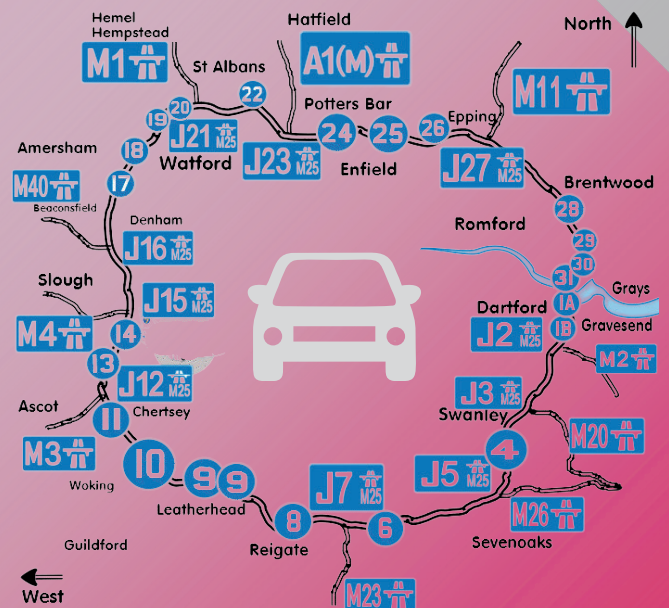
Local buses can be alighted from the Tedder Road (0.4 mile, 359 bus route), Littleheath Road and Farley Road (0.5 mile, 433 and 64 bus routes), facilitating access to a large portion of the Croydon borough.

Furthermore, access can be obtained to Croydon's expansive tram network (spanning New Addington (Eastbound) and West Croydon (Westbound)) via Coombe Lane tram stop (1.0 mile).

The M25 Orbital Motorway can be accessed via Junction 7 for Croydon (11.5miles, 30mins via road) or Junction 8 (14 miles, 38mins via road).



ThamesLink /

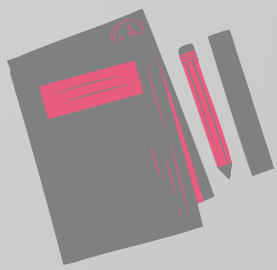


PRE-SCHOOLS & NURSERIES

The local area is envied for its favourable catchment area for several reputable primary and secondary schools, spanning both the state and public sectors.

	Little Apples Day Nursery	3 months – 5 years	State	2.6 miles by road
	Cumnor House Kindergarten & Pre-School	2 – 4 years	Independent/ Private	3.4 miles by road
	Little Whits Nursery	6 months – 5 years	State	1.4 miles by road
	Brightsparks Day Nursery	3 months – 4 years	State	2.0 miles by road
	Gingerbread House Day Nursery	2 months – 4 years	State	3.3 miles by road





PRIMARY SCHOOLS

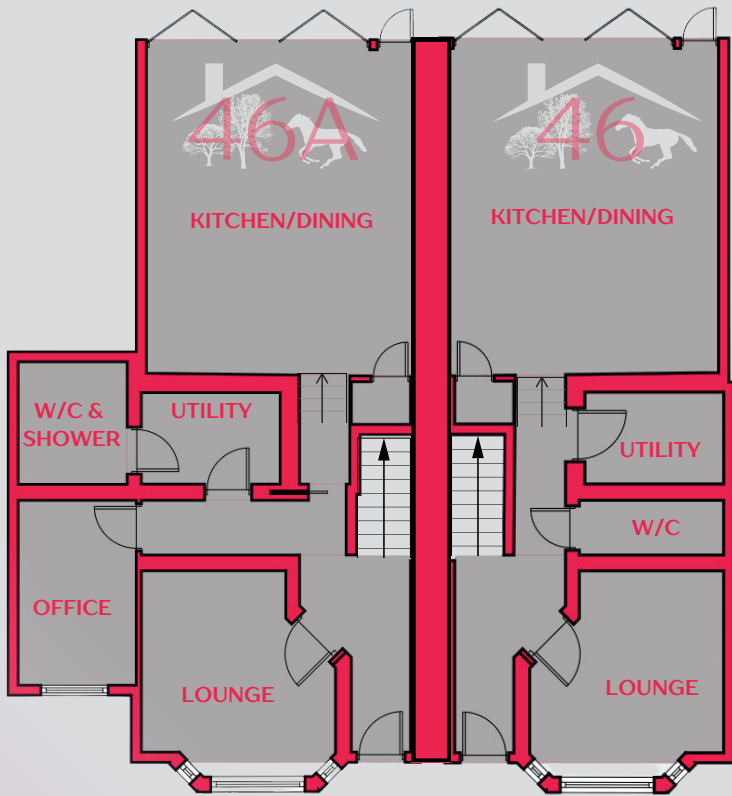
	<p>Forestdale Primary School</p>	<p>Mixed 4 – 11 years</p>	<p>State</p>	<p>2.2 miles by road</p>
	<p>Selsdon Primary School</p>	<p>Mixed 3 – 11 years</p>	<p>State</p>	<p>1.7 miles by road</p>
	<p>Atwood Primary Academy</p>	<p>Mixed 4 – 11 years</p>	<p>Academy Converter</p>	<p>2.8 miles by road</p>
	<p>Greenvale Primary School</p>	<p>Mixed 4 – 11 years</p>	<p>State</p>	<p>2.0 miles by road</p>
	<p>Ridgeway Primary School & Nursery</p>	<p>Mixed 3 – 11 years</p>	<p>State</p>	<p>2.6 miles by road</p>
	<p>Purley Oaks Primary School</p>	<p>Mixed 3 - 11 years</p>	<p>State</p>	<p>2.6 miles by road</p>
	<p>Beaumont Primary School</p>	<p>Mixed 4 – 11 years</p>	<p>State</p>	<p>5.1 miles by road</p>
	<p>St Peter's Primary School</p>	<p>Mixed 4 – 11 years</p>	<p>Academy Converter</p>	<p>1.7 miles by road</p>



SECONDARY SCHOOLS

	<p>Royal Russell School</p>	<p>Mixed 3 – 18 years</p>	<p>Independent/ Private Day & Boarding</p>	<p>1.0 mile by road</p>
	<p>Coombe Wood School</p>	<p>Mixed 11 – 18 years</p>	<p>Academy Free School</p>	<p>1.4 miles by road</p>
	<p>Rutherford School</p>	<p>Mixed 3 – 25 years</p>	<p>Independent Special School</p>	<p>1.2 miles by road</p>
	<p>Aspire Learning</p>	<p>Mixed 5 – 19 years</p>	<p>Independent Special School</p>	<p>2.2 miles by road</p>
	<p>The Quest Academy</p>	<p>Mixed 11 – 18 Years</p>	<p>Academy</p>	<p>2.5 miles by road</p>
	<p>Croydon High School</p>	<p>Girls 3 – 18 years</p>	<p>Independent/ Private</p>	<p>1.5 miles by road</p>
	<p>Whitgift School</p>	<p>Boys 10 – 18 years</p>	<p>Independent/ Private Day & Limited Boarding</p>	<p>2.2 miles by road</p>

FLOOR PLANS



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Kitchen/Dining
341ft²/31.7m²

Kitchen/Dining
323ft²/30.0m²

Lounge
126ft²/11.7m²

Lounge
149ft²/13.8m²

Office/Bedroom 5
89ft²/8.2m²

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Bedroom 1
157ft²/14.6m²

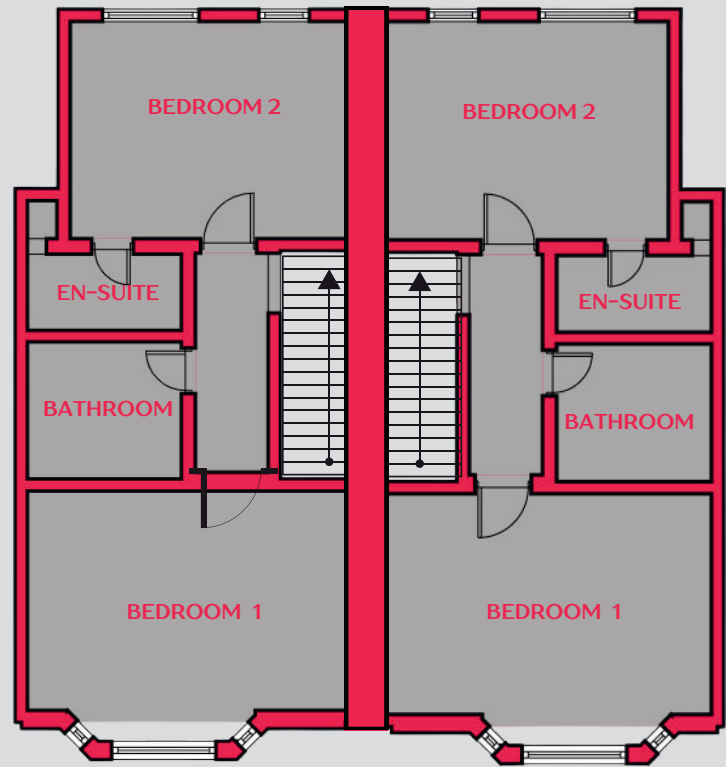
Bedroom 1
149ft²/13.8m²

Bedroom 2
150ft²/14.0m²

Bedroom 2
131ft²/12.2m²

Family Bathroom
59ft²/5.5m²

Family Bathroom
58ft²/5.4m²



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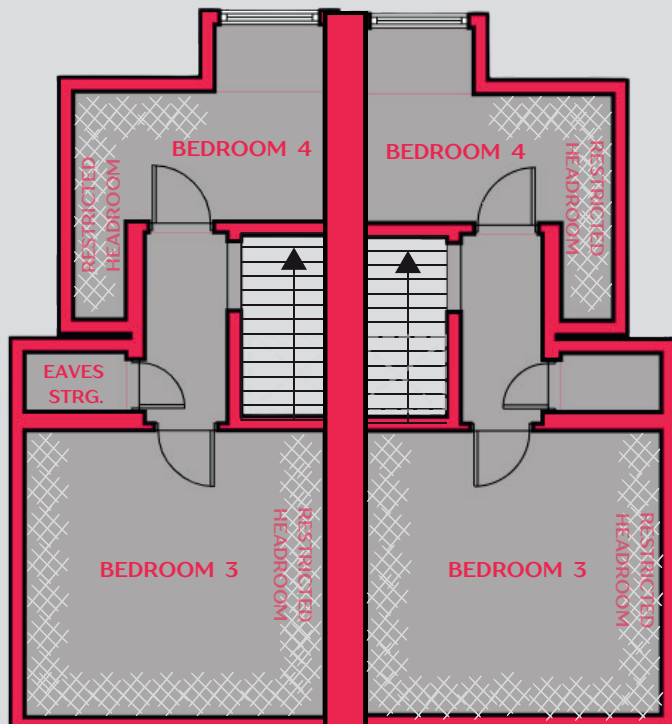
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Bedroom 3
126ft²/11.7m²

Bedroom 3
165ft²/15.3m²

Bedroom 4
113ft²/10.5m²

Bedroom 4
126ft²/11.7m²



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TOTAL GIA
1,528ft²/141.9m²

TOTAL GIA
1,367ft²/127.0m²



White Fire Doors
French Oiled Oak Rustic
Timber Flooring
White Emulsion Ceilings
and Walls
Underfloor Heating
Throughout Ground Floor
Chrome Door Handles
LED Downlights
Slimline PVC Double
Glazed Windows
High Ceilings

Thermostatically-controlled,
flat-panel radiators across
First & Second Floors
Light Grey Pile Carpets
across First & Second Floors
Dimmable Spotlights
Bespoke Fitted, Shaker-
Style Wardrobes (White) to
First Floor Bedrooms
White Satin Architraves and
Skirting Boards



Fully Integrated Kitchen
Appliances: Fridge Freezer,
Dishwasher and Extractor
Hood
Bosch™ Oven and Gas Hob
Benchmarx™ Cambridge
Forest Green Kitchen
White Marble Work
Surfaces
Bi-Fold Doors to Rear Patio



Britoclean™ Vanity Unit
Arundel Grey, Stone-
Effect, Matte Porcelain
Floor Tiles
Chrome Finish (Taps)

Matching Cabinetry to
Kitchen
Bosch™ Tumble Dryer and
Washing Machine
Grade-A Eco-Friendly Gas
Combi Boiler 35kW
Monocrystalline
Photovoltaic Panels to
Roof
EPC Rating: A



Pre-Existing Hedgerows and
Trees Retained
6ft Featheredge Fencing Panels
Natural, Textured Permeable
Block Paving
External Waterpoint and
Electric Plugs
Bi-Fold Doors to Rear Patio
Private Driveway to Front



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 020 3667 2581



BUILD WARRANTY