



4 Bramley Close  
South Croydon | Surrey | CR2 6NQ

FINE & COUNTRY





# Step inside

## 4 Bramley Close

STUNNING SIX BEDROOM DETACHED HOME  
SET IN A PRIVATE CUL DE SAC.

An opportunity to acquire this rarely available, substantial detached home, built in 1927, in a private cul de sac, and forming part of the 'The Waldrons' Conservation area. Sitting in approximately a third of an acre (stms) and presented to the market for the first time in 28 years, the property itself boasts around 2500 square feet (with much potential to extend subject to planning permission). The property provides scope to renovate and is priced to reflect that. Offering sumptuous rooms including; reception hall, sitting room, dining room, library and kitchen breakfast room. Upstairs there are six good size bedrooms accessed via a stunning landing and two bathrooms. The quiet park like garden faces south and measures 130' x 114 (at its widest point) is both mature and secluded with a variety of shrubs, impressive trees including an oak, beech, willow, cherry, apple, plum and an Indian bean tree. Located in Bramley Close which is a quiet private road and offers the best of both worlds being just 0.8 of a mile to Croydon Town Centre, South Croydon Station and one of Croydon's premier schools, Whitgift. The property is also convenient for the 119, 405 and 455 bus routes. Other benefits of the property include gas central heating, two single garages en bloc (one with an electric door) and a downstairs cloakroom. In 2013 permission was granted for an erection of a replacement single storey side extension Ref. No: 13/03324/LP however this has now expired. The rear portion of the garden falls outside The Waldrons conservation area.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(49-54)	E		46
(31-48)	F		
1-30	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

**Bramley Close, South Croydon**

Total Area: 228.4 m<sup>2</sup> ... 2459 ft<sup>2</sup> (excluding the lean to, garden & garages)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg No. 0871 3870 Registered Office: Airport House, Purley Way, Croydon, Surrey, CR0 0XZ. Printed 05.01.2017



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