



OFFERS IN EXCESS OF £750,000 FREEHOLD

5 BLAKE ROAD, EAST CROYDON, SURREY, CR0 6UH

ShineRocks
PROPERTY AGENTS

You cannot get much closer to East Croydon station and Croydon town centre than this. A unique opportunity to purchase this detached period family home, situated on a level West facing plot, immaculately presented by the current owners, offering bright a spacious accommodation, with four bedrooms, two reception rooms and a large fully fitted kitchen/diner.

THE ACCOMMODATION COMPRISES: ENCLOSED PORCH, ENTRANCE HALL, WC, LIVING ROOM, SITTING ROOM, KITCHEN/BREAKFAST ROOM, STAIRS TO FIRST FLOOR LANDING, FOUR BEDROOMS, FAMILY BATHROOM.





DESCRIPTION A rarely available and immaculately presented, four bedroom, two reception room, detached period family residence with large double aspect fully fitted kitchen/diner, situated on a level West facing plot, with off street parking, within two to three minutes walk of East Croydon station. Enclosed porch, entrance hall, WC, living room with fireplace and bay window overlooking front, sitting room with French doors to rear patio, double aspect kitchen/diner overlooking rear garden. Stairs to spacious first floor landing, master bedroom with fitted wardrobes, three further bedrooms, family bathroom. Crazy paved front garden with off street parking for one car. Level, fully fenced West facing rear garden.

AMENITIES The property is within a few minutes walk of East Croydon railway station with connections to Victoria/London Bridge/Clapham Junction within 16/13/9 minutes. Access to the M25 can be found at junctions 5, 6 and 7. The area is well served with schools for children of all ages including Royal Russell, Whitgift, Trinity and Croydon High to name but a few. Within easy walking distance of Lloyd Park offering a variety of sporting pursuits, plus Croham Hurst Woods and Shirley Hills. Croydon Town Centre offers an abundance of shops, bars and restaurants, all within easy walking distance, with the 'Westfield shopping centre' expected from 2023.

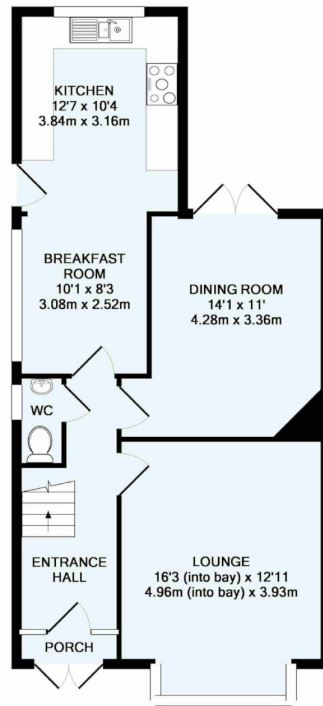
OUTSIDE FRONT GARDEN: Brick walls to both sides, crazy paved offering off street parking for one car, gated access to rear garden.

REAR GARDEN: Accessed from the kitchen/diner and sitting room, leading to paved patio and pathway to rear, Fully fenced level West facing rear garden, mainly laid to lawn with a variety of shrubs and plants.

EPC 51 - 76

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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.5 SQ.M.)

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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.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVAL

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