



OFFERS IN EXCESS OF £1,500,000 FREEHOLD

22 CROHAM MANOR ROAD, CROHAM HURST, SOUTH CROYDON, SURREY, CR2 7BE

ShineRocks  
PROPERTY AGENTS



A unique family home offering approximately 4,868 sq ft of accommodation, situated on a wide, South West facing plot, within walking distance of South Croydon station, Croham Hurst woods and conservation area, this is undoubtedly in our opinion, the best house to come on to the local market in many years. The accommodation is substantial and beautifully presented by the current owners, while retaining most of it's original features, high ceilings, character and charm.

THE ACCOMMODATION COMPRISES: COVERED PORCH, GRAND RECEPTION HALL, WC, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, LIVING ROOM, DINING ROOM, SITTING ROOM, GARDEN ROOM, STAIRS TO FULLY GALLERIED LANDING, MASTER BEDROOM WITH EN-SUITE BATHROOM AND DRESSING ROOM, SIX FURTHER DOUBLE BEDROOMS, THREE FURTHER BATH/SHOWER ROOMS, LOFT STORAGE, CELLAR, DOUBLE GARAGE, BOILER ROOM.







**DESCRIPTION** A much admired seven double bedroom, four reception room, four bath/shower room, detached Edwardian family residence, approached via a sweeping block paved driveway leading to a large double garage. Situated in a sought after premier road within walking distance of Croham Hurst Woods and conservation area and South Croydon station. The property also offers the potential for a building plot to the right hand side "stpp" (please call our office for further details). Covered porch, grand reception hall with original fireplace, WC, fully fitted kitchen/breakfast room with French doors to rear terrace, utility room with door to lobby accessing boiler room, front and rear gardens. living room with bay window, period fireplace and double doors to garden room with French doors to rear terrace, dining room with bay window and original fireplace, sitting room with bay window and original fireplace. Staircase to fully galleried landing with original skylight, master bedroom with bay window and original fireplace, en-suite bathroom and dressing room, bedroom two with en-suite shower room, five further double bedrooms, family bathroom, family shower room. Staircase to second floor store room. The kitchen, garden room, family bathroom and en-suite shower room all have under floor heating. From ground floor, stairs to cellar. Large double garage and store room. Front garden with sweeping in and out block paved driveway. Large mature South West facing rear garden.

**AMENITIES** The property is situated in a highly sought after location, being within easy walking distance of South Croydon railway station serving London Bridge, Victoria and Clapham Junction within 18/22/13 minutes. Lloyd Park tram stop is also easily accessible serving East Croydon station and beyond. There is a bus stop at the end of the road with regular buses to Croydon town centre and East Croydon station. Recreational facilities include Lloyd Park, Croham Hurst Woods and Croham Hurst Golf Club as well as various shops, restaurants, pubs and wine bars in South Croydon. The area is well served with many excellent schools to include The Limes, Whitgift, Old Palace, Trinity, Coloma, Croydon High and Royal Russell to name but a few. The M23/M25 are within a 25 minute drive, serving Gatwick Airport and Brighton.

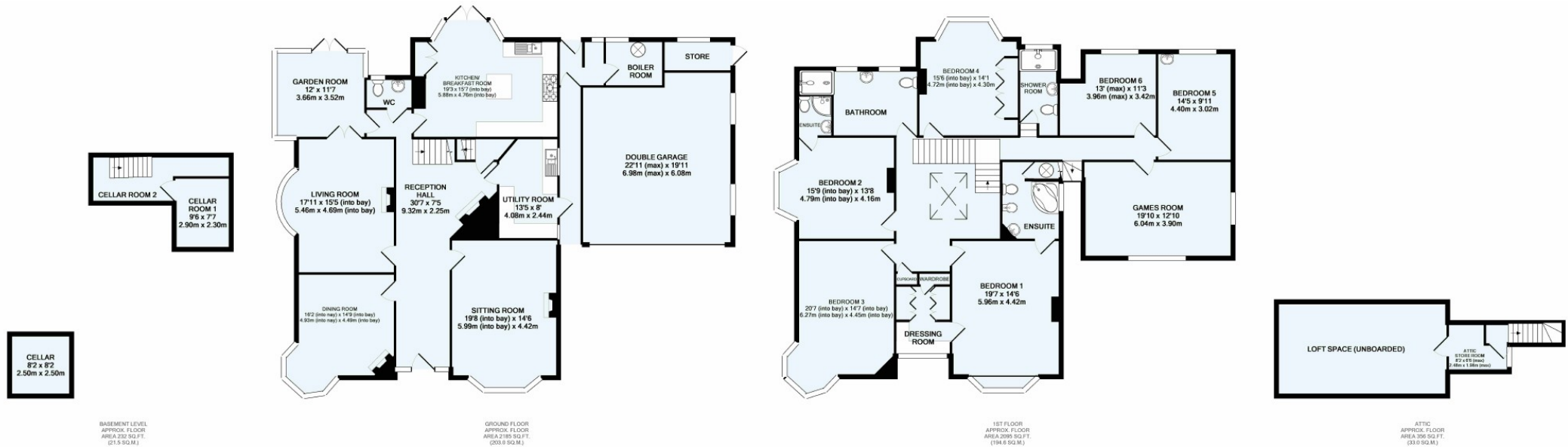
**OUTSIDE FRONT GARDEN:** Bordered by a stone wall and approached through brick pillars, leading to an impressive block paved in/out driveway and double garage. The front garden is bordered by close boarded fence with mature hedging and a variety of shrubs and other plants and trees, with lawn area to one side offering potential for further parking if required.

**REAR GARDEN:** Approached from the kitchen/breakfast room, garden room and side lobby, leading to a crazy paved terrace surrounded by an abundance of mature shrubs and trees. From the terrace, the main lawn is accessed from three sides. The garden is South West facing and beautifully landscaped with an abundance of mature plants, specimen shrubs and trees. To the rear, there is a gazebo and pretty pond with further crazy paved patio and garden shed.

EPC 36 - 70

# OFFERS IN EXCESS OF £1,500,000 FREEHOLD

## 22 CROHAM MANOR ROAD, CROHAM HURST, SOUTH CROYDON, SURREY,



TOTAL APPROX. FLOOR AREA 4867 SQ.FT. (452.2 SQ.M.)

Made by ShineRocks  
Made with Metropix ©2017

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 APPROVALSHINEROCKS

ShineRocks 4 Russell Parade Russell Hill Road Purley Surrey CR8 2LE Tel: 020 8660 2010  
ShineRocks Park Lane Office Tel: 020 7409 8341  
www.shinerocks.co.uk Email: enquiries@shinerocks.co.uk

**ShineRocks**  
PROPERTY AGENTS