

**FOR SALE**



**Haling Park Road, South Croydon**

**3 Bedrooms, 1 Bathroom, Detached House in Large Plot**

**Offers In Excess Of £750,000**





- Detached House in 0.23 Acre Plot
- Tremendous Potential to Extend
- Two Reception Rooms
- Downstairs Cloakroom/WC
- Modern Kitchen
- Three Bedrooms
- Modern Shower Room/WC

Set well back from the road, in a sought-after area close to Whitgift School, this handsome detached house stands in a very large plot of just less than a quarter of an acre providing tremendous potential to extend to both the side and the rear (STPP) without compromising on outside space.

The accommodation presently affords an entrance lobby, hallway, 23' L-shaped double reception room with bi-folding doors onto the large rear terrace, a downstairs cloakroom/wc, a modern fitted kitchen with utility area, landing, three double bedrooms and a stylish shower-room/wc. Features to note include gas heating and double glazing.

Externally there are large gardens to the front and rear. The front is partially paved and had a driveway leading to the detached garage, providing plenty of parking space. The rear garden is especially generous and enjoys a sunny Westerly aspect. Laid mostly to lawn, there is also a large paved terrace providing the perfect place for family BBQ's and Summer sundowners!

For commuters, the mainline station at South Croydon is approximately a 10 minute walk away and there are regular bus services nearby towards Purley, East and West Croydon. The property is also centrally located for supermarkets, restaurants and entertainment.

The renowned Whitgift School is very close at hand, whilst Aerodrome Academy primary school, Regina Coeli Catholic primary, Cumnor House primary, and the

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Harris Academy secondary school are all under half a mile away. Krishna Avanti school and popular grammars -Wilsons, Wallington County Grammar and Wallington High School are just a 5-15 minute drive away.

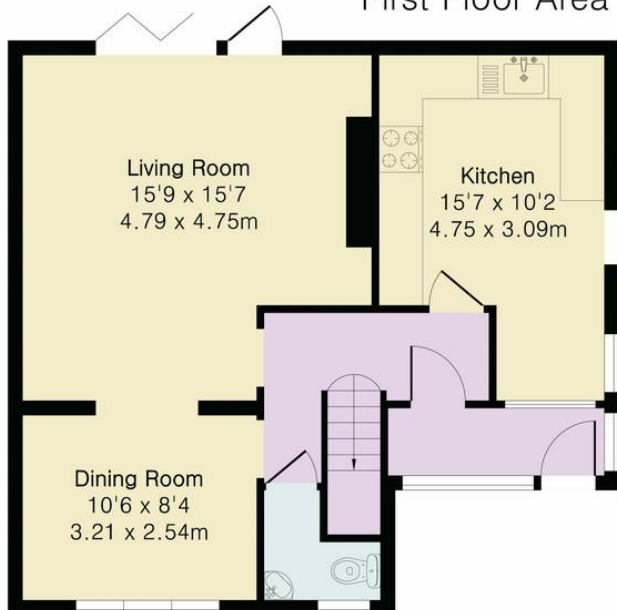
Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!



## Approximate Gross Internal Area 1174 sq ft - 110 sq m

Ground Floor Area 587 sq ft – 55 sq m

First Floor Area 587 sq ft – 55 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MARTIN&CO

### Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF  
T: 0208 688 8565 • E: [croydon@martinco.com](mailto:croydon@martinco.com)

## 0208 688 8565

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.