



53 Essenden Road, South Croydon, Surrey, CR2 0BW

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South Croydon
Surrey CR2 0BW

£700,000

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Description

A well presented three bedroom semi detached family home boasting 1184 square feet internally featuring three reception rooms. There is potential to extend to the side subject to planning, conveniently located for Sanderstead station, Elmfield parade of shops and Ridgeway School. EPC Rating C. Council Tax Band E.

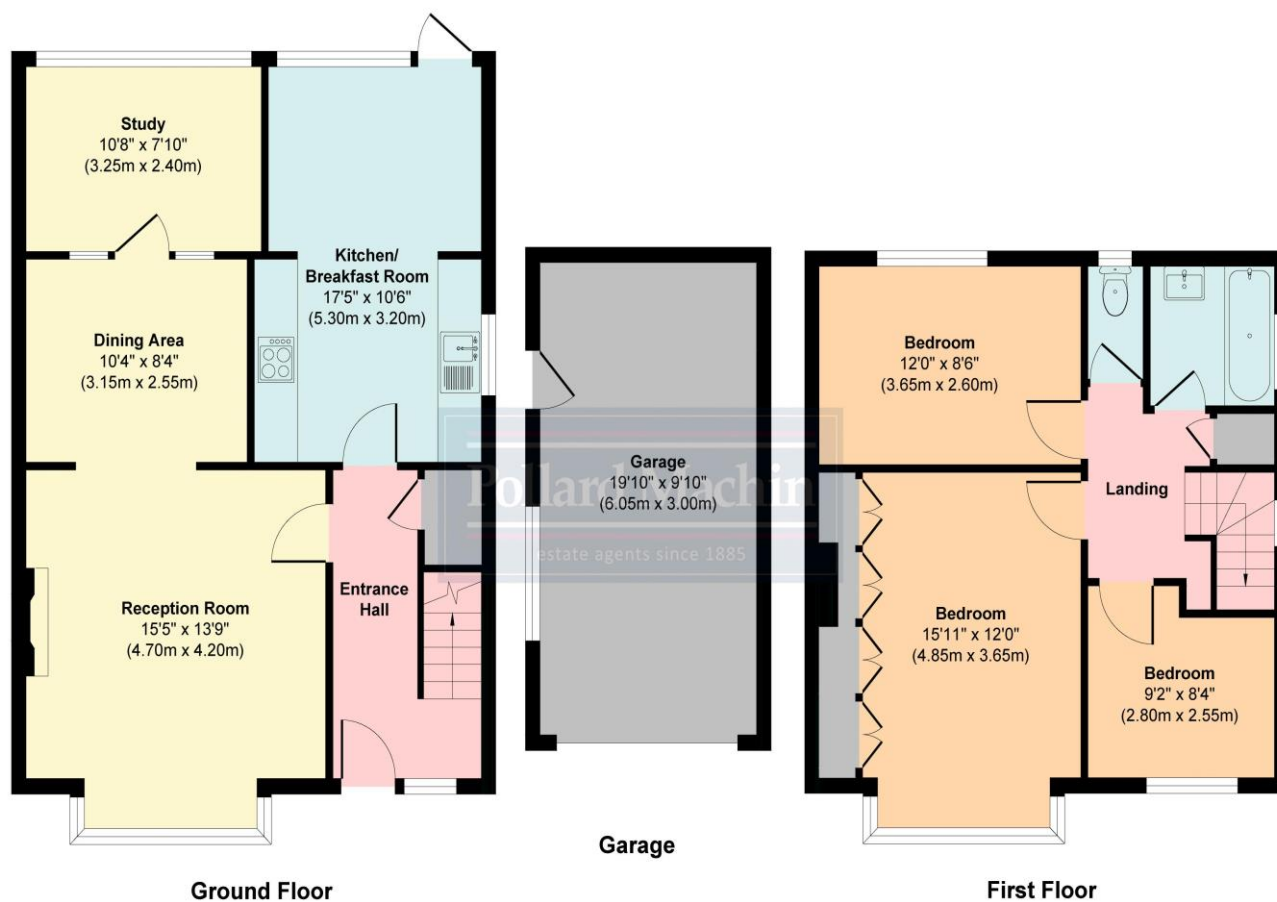
Accommodation

The property briefly comprises; Entrance hall with storage cupboard, living room with bay window and feature fireplace, dining area, study/playroom and spacious kitchen/breakfast room with views overlooking the garden. Upstairs provides an impressive 15'11 X 12 master bedroom with floor to ceiling wardrobes and bay window, further double bedroom, third bedroom/study and family bathroom with separate WC. The garden is a good size, mainly laid to lawn with a large patio area ideal for entertaining in addition to a decked area to the back of the garden. There is also a generous side plot with potential to extend subject to planning with 19'10 X 9'10 garage and block paved driveway for ample parking to the front.

Location

Essenden Road is located off West Hill being within reach of local shops in Elmfield Way, a selection of reputable schools in both the private and state sector, churches, Sanderstead station, bus services into Croydon and Sanderstead together with a choice of tennis, golf and cricket clubs.



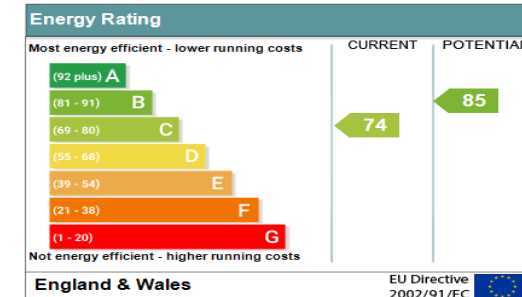


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Approx. Gross Internal Area 1184sq ft / 110Sq meters

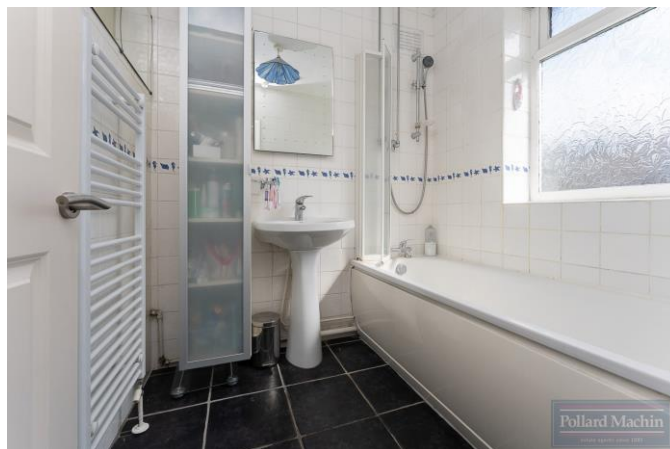
Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Address: 53 Essenden Road, SOUTH CROYDON, CR2 0BW
RRN: 2162-3048-8207-4115-4204



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

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