

FOLKLANDS



DEEPDENE AVENUE, CROYDON
GUIDE PRICE £1,225,000

















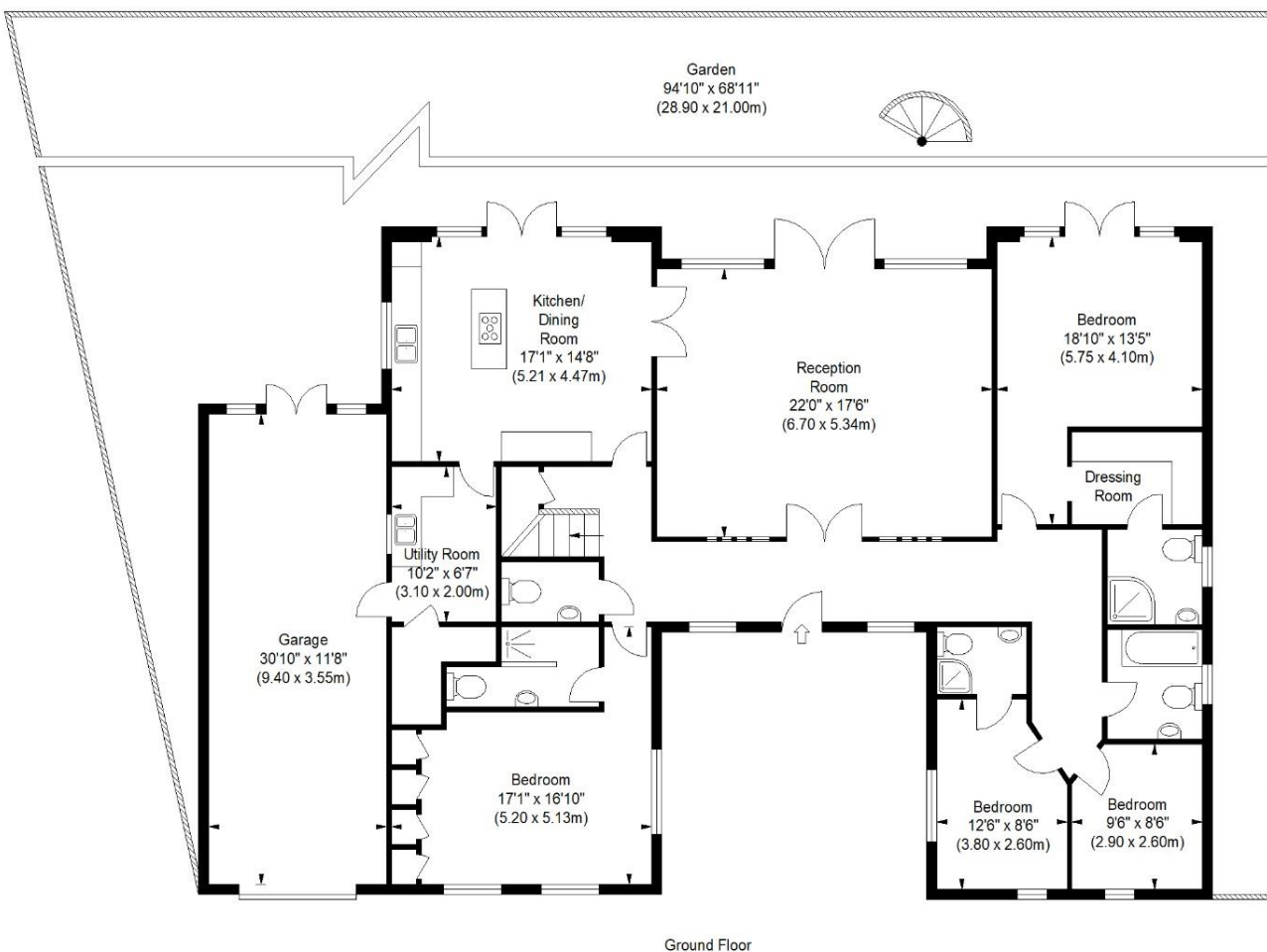




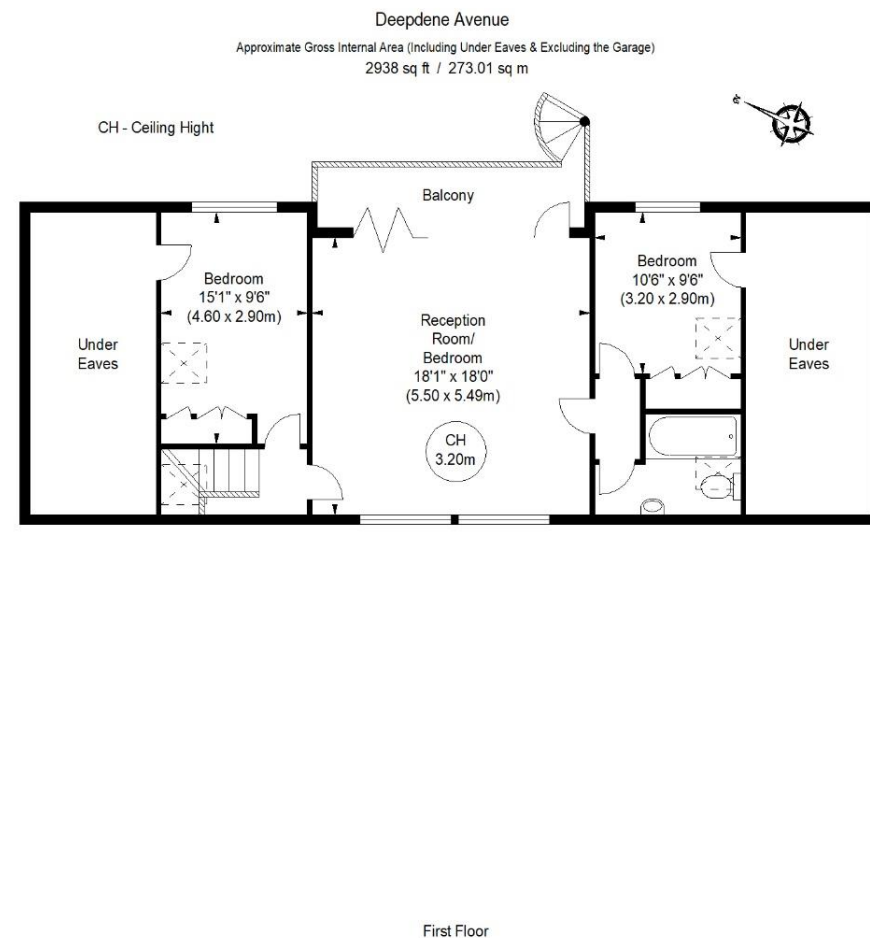








Ground Floor

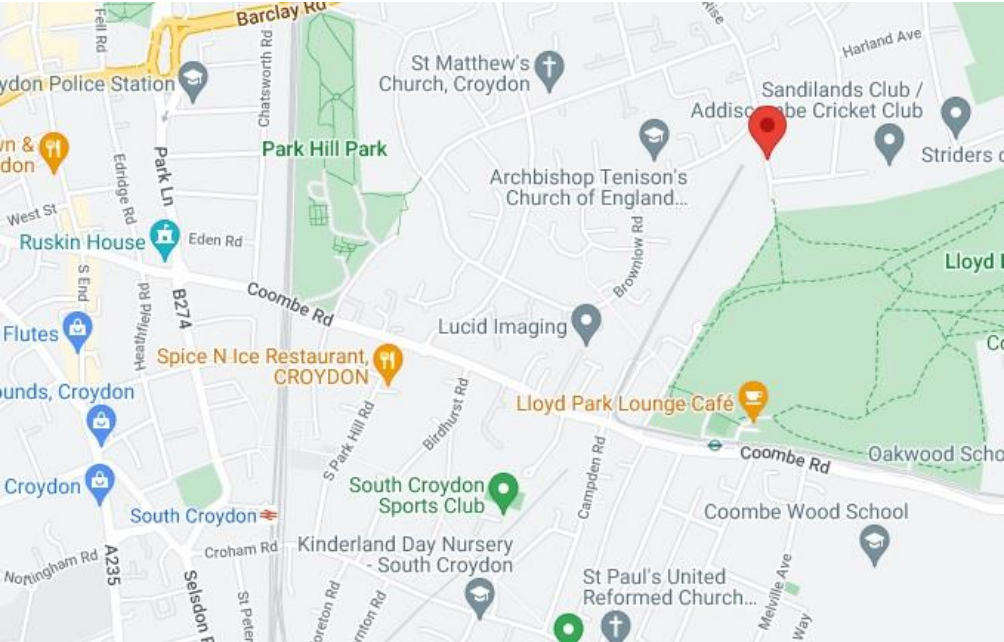


First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

- ❖ SIX BEDROOM DETACHED HOUSE
- ❖ FIVE BATHROOMS + DOWNSTAIRS WC
- ❖ TWO EXTREMELY SPACIOUS RECEPTION ROOMS
- ❖ 17'1 X 14'8 KITCHEN/DINING ROOM WITH UTILITY ROOM
- ❖ SECLUDED OFF-ROAD LOCATION
- ❖ 94' X 68' MATURE PRIVATE REAR GARDEN
- ❖ LONG DRIVEWAY & AMPLE OFF-ROAD PARKING
- ❖ MOMENTS AWAY FROM LLOYD PARK
- ❖ 0.7 MILES FROM EAST CROYDON TRAIN STATION
- ❖ EPC EER D



An exceptionally spacious six bedroom detached house, situated within this secluded off-road setting in this desirable residential area, favourably positioned on the doorstep of Lloyd Park and conveniently located only 0.7 miles from East Croydon train station & 0.4 miles from the local tram stop.

This bright & airy home is well-presented throughout, has a flexible array of accommodation to suit many needs and whilst being nestled in this tucked-away position, it benefits from an increased level of privacy and tranquillity. The property features excellent reception spaces, has a particularly large private rear garden, there is a 30' double length garage, and at the end of the long private driveway the land opens up to provide parking for multiple vehicles.

Externally, the landscaped rear garden is framed by mature trees & shrubs, there is a large patio spanning the rear of the house, a further patio to enjoy alfresco dining, and a flat lawn making it ideal for families.

The accommodation comprises two principal bedrooms with excellent fitted storage & en-suite bathrooms, four further double bedrooms (two with en-suite bathrooms), a stylish three-piece family bathroom, a downstairs WC, a bright & spacious entrance hall with views through to the garden, a 22' reception room with double doors opening onto the rear patio, a further 18' x 18' first floor reception room with vaulted ceiling & bi-folding doors leading onto a private balcony, a smartly appointed kitchen/dining room also with garden access and a separate utility room which opens onto the boiler room & through into the garage. With such a great mix of bedrooms, there is plenty of opportunity to create a home office for those that work from home.

Furthermore, this wonderful family home sits nearby a wide range of local amenities, including the local tennis & cricket club and a plethora of local golf courses. It is also seconds away from the vast expanses of Lloyd park with its array of recreational activities & a popular cafe and is a short walk from the abundance of shops, cafes and amenities in Addiscombe, Shirley & East Croydon. For families, there is an excellent choice of local schools, be that private or state, including the Independent Trinity school & the recently opened Coombe Wood state school.

