



2 Chynham Place, South Croydon

Offers in Excess of £1,200,000 FREEHOLD

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PROPERTY AGENTS



# 2 Chynham Place

South Croydon

A beautifully presented, five double bedroom, four bath/shower room, three/four reception room, detached family residence, situated in a private gated community, built to the highest standard by Jarvis Homes in 2012. Located within easy walking distance to both Sanderstead and Purley Oaks stations and local shops. The property is uniquely accessed at street level via the integral double garage and side door, offering annex potential if required. Steps to front door, entrance hall, video entry system controlled via app, WC, coats cupboard, study, large double aspect living room with fireplace and french doors and juliet balcony overlooking front garden and driveway, double aspect fully fitted kitchen/breakfast room with bi-fold doors to rear paved patio, open plan to dining room with two sets of french doors to rear garden. Stairs to lower ground floor/basement, offering self contained annex potential. Stairs to first floor landing, principal bedroom with fitted wardrobes and en-suite shower room, bedroom two with en-suite shower room, two further bedrooms, family bathroom. Front garden with block paved driveway for four cars. Landscaped rear garden with paved patio and composite decked sun terrace.

- FIVE DOUBLE BEDROOMS
- FOUR BATH/SHOWER ROOMS
- THREE/FOUR RECEPTIONS INCLUDING MEDIA ROOM/GYM
- FLEXIBLE ACCESS VIA INTEGRAL DOUBLE GARAGE, SIDE PATHWAY OR STEPS TO FRONT DOOR
- EASY WALKING DISTANCE OF SANDERSTEAD AND PURLEY OAKS STATIONS & LOCAL SHOPS
- EPC = C COUNCIL TAX = G







**Approximate Gross Internal Area 3231 sq ft - 301 sq m**

Lower Ground Floor Area 1105 sq ft - 103 sq m

Upper Ground Floor Area 1105 sq ft - 103 sq m

First Floor Area 1021 sq ft - 95 sq m



## ShineRocks Estate Agents

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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.