



2 Rockhampton Road, South Croydon  
PRICE £675,000 FREEHOLD

ShineRocks  
PROPERTY AGENTS



## 2 Rockhampton Road

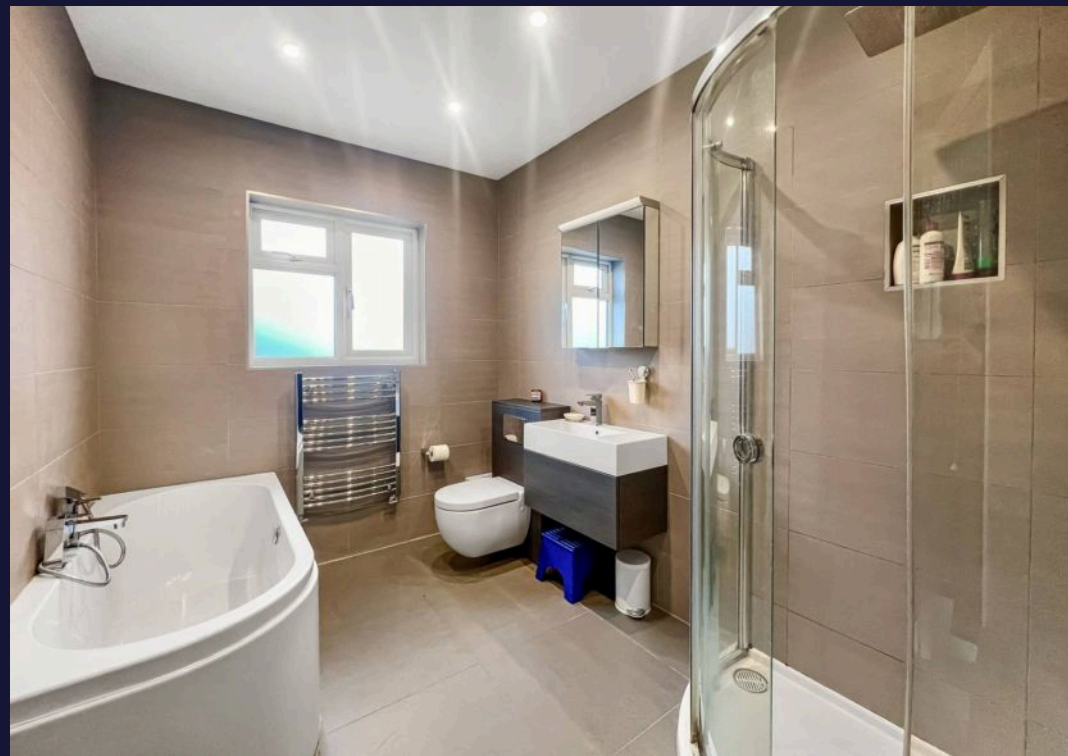
South Croydon

A beautifully presented and extended, three bedroom semi detached family home with large double aspect refitted kitchen/diner and two intercommunicating reception rooms, situated on a level plot, within a few minutes walk of St Peters Primary school, South Croydon and Sanderstead stations. Entrance hall, WC, double aspect fully fitted kitchen/diner with two walls of bi-fold doors opening directly onto a large terrace and BBQ area, separate utility room, living room/games room with bay window overlooking front garden, sitting room with fireplace and French doors to rear terrace. Stairs to first floor landing, two double bedrooms with fitted cupboards, bedroom three is currently used as a study/home office, large refitted family bathroom with bath and separate shower. The garage has been converted, with the remaining space offering good storage. The property offers potential for a loft conversion subject to planning permission. Front garden with pedestrian access via newly formed steps and pathway, flagstone driveway with off street parking for one car. Level rear garden with large terrace, garden shed.

- THREE BEDROOMS WITH POTENTIAL FOR LOFT CONVERSION STPP
- TWO INTERCOMMUNICATING RECEPTION ROOMS
- LARGE KITCHEN/DINER WITH SEPARATE UTILITY ROOM
- FLAGSTONE DRIVEWAY WITH PARKING FOR ONE LARGE VEHICLE
- LARGE TERRACE LEADING TO LEVEL REAR GARDEN
- A SHORT WALK TO ST PETERS PRIMARY SCHOOL & SOUTH CROYDON & SANDERSTEAD STATIONS
- COUNCIL TAX BAND - E EPC - D







## Approximate Gross Internal Area 1473 sq ft - 137 sq m

Ground Floor Area 939 sq ft – 87 sq m

First Floor Area 534 sq ft – 50 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.