



12 Mapledale Avenue, Whitgift Estate

Offers in Excess of £1,250,000 FREEHOLD

ShineRocks
PROPERTY AGENTS

12 Mapledale Avenue

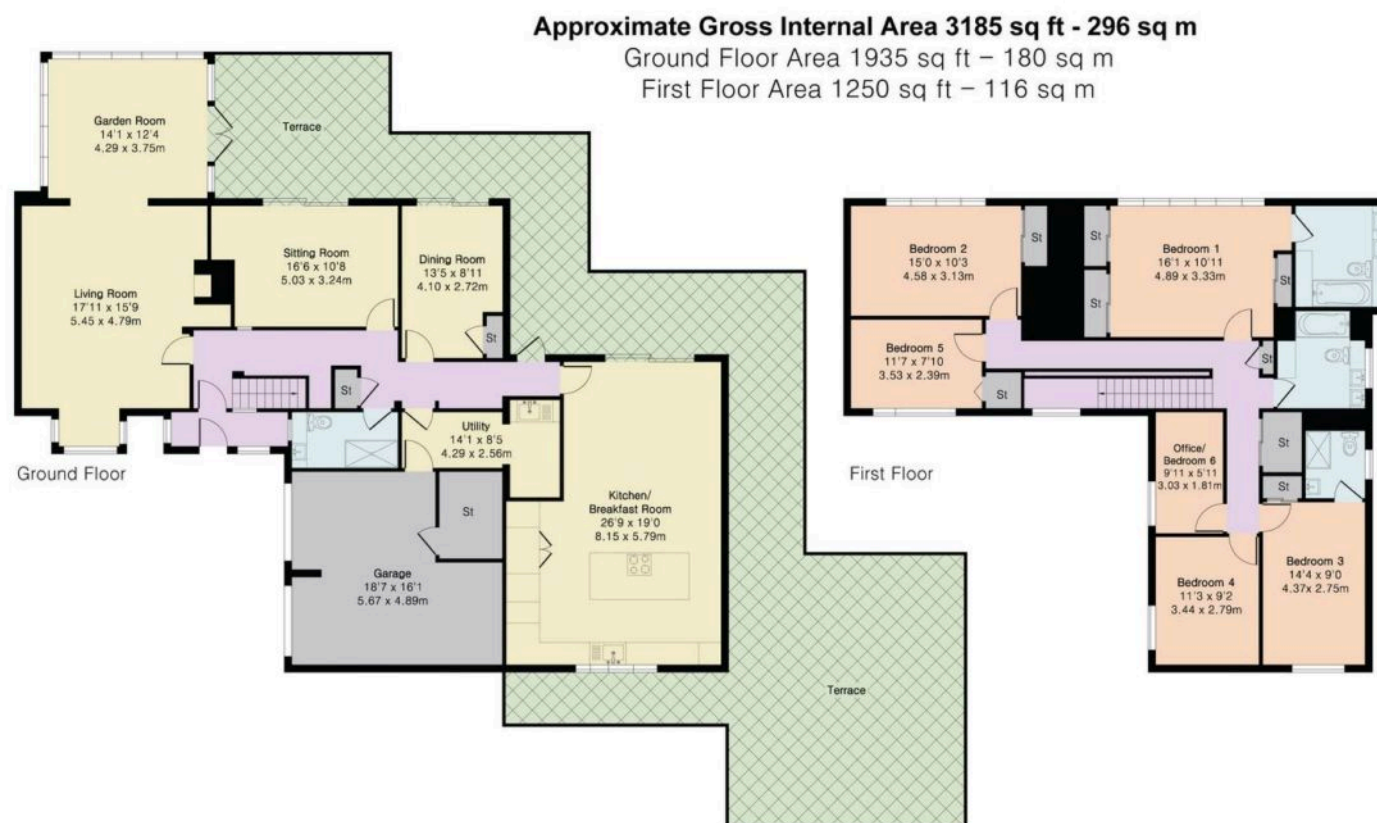
Whitgift Estate, Croydon

An immaculately presented, five/six bedroom, four bath/shower room, three/four reception room, detached family residence offering annex potential stpp. Located in a premier road within the sought after Whitgift Foundation Estate, within walking distance of Sandilands tram stop and Trinity school, also within easy reach of East Croydon station. Entrance porch, hallway, double aspect fully fitted kitchen/breakfast room with sliding glass doors to rear terrace, separate utility room with door to integral double garage, down stairs shower room, dining room with sliding glass doors to rear terrace, sitting/family room with sliding glass doors to rear terrace, double aspect living room with fireplace and square bay window overlooking front garden, open plan to triple aspect garden room with French doors to rear terrace. Stairs to first floor landing, principal bedroom with fitted wardrobes and en suite bathroom, guest bedroom with fitted wardrobe and en suite shower room, three/four further bedrooms with bedroom six currently used as a home office.

- A CONTEMPORARY STYLE FIVE/SIX BEDROOM DETACHED PROPERTY OFFERING GROUND FLOOR ANNEX POTENTIAL
- FOUR BATH/SHOWER ROOMS
- THREE/FOUR RECEPTION ROOMS + 26'9 X 19' KITCHEN/BREAKFAST ROOM
- 15 SOLAR PANELS, SOLAR POWER GENERATION SCHEME, INDEX LINKED TO 24-10-2036 GENERATING APPROX £1,800 P/A.
- BEAUTIFULLY LANDSCAPED SOUTH WEST FACING REAR GARDENS
- SOUGHT AFTER PREMIER ROAD WITHIN EASY REACH OF TRAM LINK, EAST CROYDON STATION AND TRINITY SCHOOL
- COUNCIL TAX BAND - G, EPC - B







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.