



27 CARLYLE ROAD CROYDON, CR0 7HN

£862,000
FREEHOLD

Set on the highly sought after Carlyle Road comes this stunning 4 bedroom, 1930's semi-detached house. As you enter the house you are greeted by a grand entranceway and staircase as the downstairs part of the property boasts a spacious reception room, as well as separate dining area and kitchen space, which leads out to the huge rear garden, where you will find multiple different zones, including a pond.

As you begin upstairs, you will find four generous bedrooms, perfect for those with a large family, or looking for some additional work from home space. There is also a first floor bathroom, as well as a separate WC on this level. Additionally, you will find a large attic space, which has been boarded out and if properly converted could add a significant amount of additional living space with high, vaulted ceilings.

DouglasPryce

Carlyle Road, CR0 7HN

Approx Gross Internal Area = 183.86 sq m / 1979 sq ft

Restricted Head Height = 52.44 sq m / 564 sq ft

Total = 236.3 sq m / 2543 sq ft

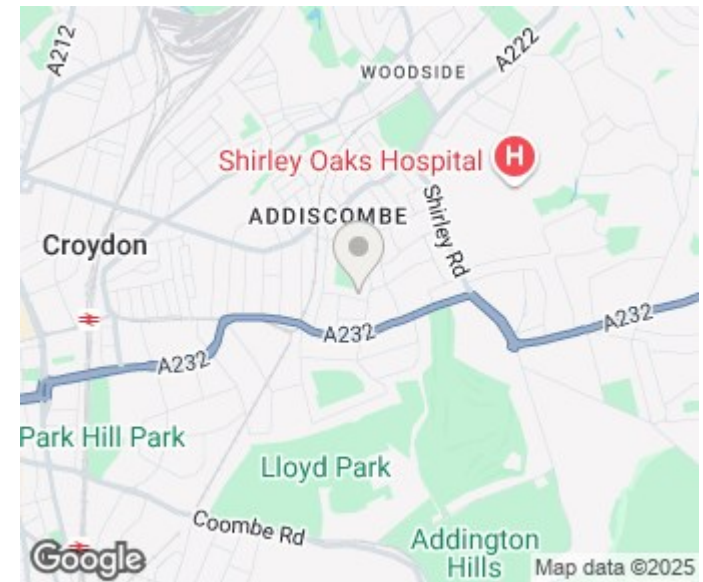
□ = Reduced Headroom Below 1.5m / 5'0



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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