



159 Ballards Way, Croydon

£800,000 Freehold



haboodle

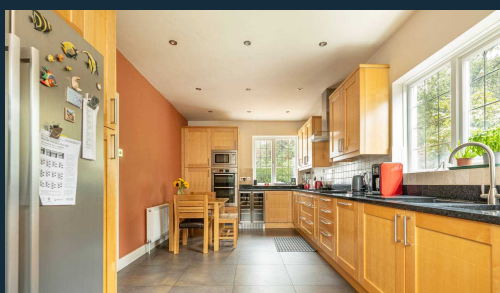
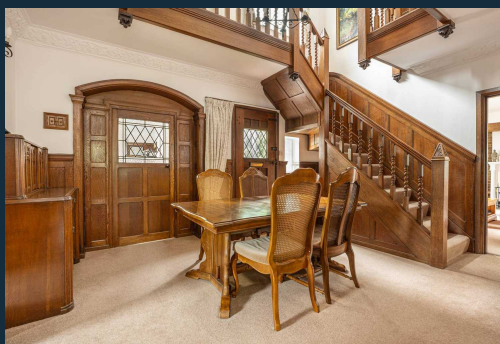
If you are looking for a truly unique home, this 1930's detached property will not disappoint. Owned by the same family for 55 years, this stunning property on an extremely large plot is full of features that will surprise you with their originality and beauty. On the edge of the countryside, this residence offers privacy, seclusion and generous living space, within easy reach of multiple transport links offering an easy commute into London.

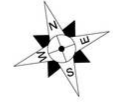
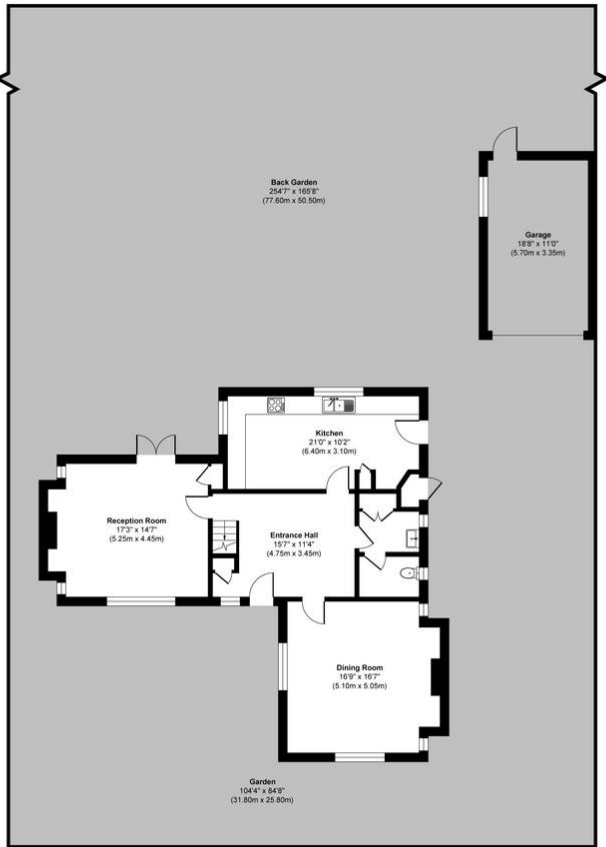
The welcoming entrance with solid oak panelling and doors leads to two ample reception rooms, a sizeable ground-floor cloakroom with storage, and a modern, fully fitted dual-aspect kitchen with a double sink and integrated appliances. The kitchen also provides side access to the garden, driveway, and garage. Both reception rooms have working fireplaces, including a dual-fuel log burner and French doors to the rear garden and patio area.

The first-floor galleried landing has stunning original oak balustrades and provides access to the three large bedrooms and family bathroom. All



- ▶ Extra Large Detached Plot
- ▶ Modern Fully Fitted Kitchen with Integrated Appliances
- ▶ Extremely Generous Room Sizes
- ▶ Large Downstairs Cloakroom
- ▶ New Boiler & Dual Fuel Woodburner
- ▶ Double Glazed Windows
- ▶ Period Features
- ▶ Spectacular Gardens
- ▶ Driveway & Garage With Remote Locking
- ▶ Multiple Transport Links - 7 Minute Walk to Tram Stop





Ground Floor

First Floor

Ballards Way, Croydon, CR0
Approx. Gross Internal Area 1990 sq. ft / 184.85 sq. meters (Excluding Garage)
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning
 Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are
 not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.
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