



4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Coningsby Road | South Croydon | CR2 6QP

**Guide price £685,000**

**LOFT**



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CR2 6QP  
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A fabulous chain free, detached home, spanning over 1660 sq. ft. with a garage and pretty front garden. There is an abundance of space throughout, offering flexible accommodation for the whole family. Steps lead up to the home with a welcoming entrance hall and reception rooms both sides. A large lounge leads to the conservatory, offering views over the rear garden. There is also a bonus office room to the ground floor, a perfect space for anyone working from home or studying. To the right, the separate dining room is a great space for entertaining or having the family over, with a downstairs WC and the kitchen, also offering views over the garden. Upstairs, there are four great size bedrooms with a family bathroom. There is plenty of scope for you to add your own ideas to the garden and extend (STPP). The perfect location for any family, with great Primary and Secondary schools close by and Purley Oaks and Sanderstead station within 0.8 miles and Purley station just 20 minutes walk away.

Garage to the front with brand new electric door and power inside

Chain free, great size detached home with pretty front garden

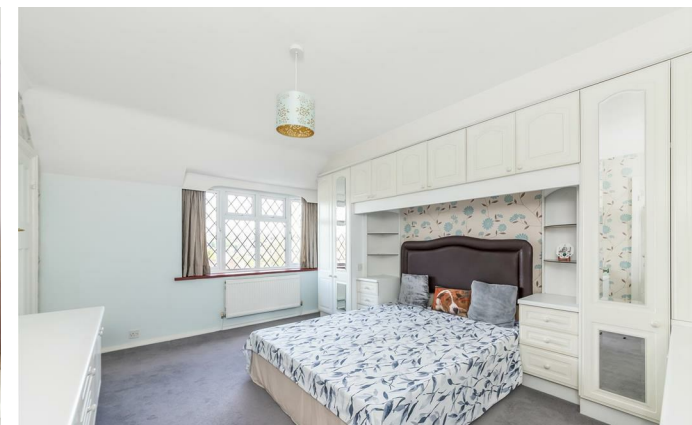
Amazing accommodation space on the ground floor with two separate reception rooms and conservatory

Kitchen with breakfast bar that offers views to the rear garden

All bedrooms are doubles with a large family bathroom featuring a shower and bath

Extensive rear garden

Ideally located for great schools, including Cumnor House School and transport links





Boasting bundles of potential throughout but ready to move into! A sizeable detached home that offers plenty of space for the whole family and perfectly situated too.



## Ground Floor

### Hallway

### Reception Room

21'1 x 11'9 (6.43m x 3.58m)

### Conservatory

15'7 x 11'7 (4.75m x 3.53m)

### Dining Room

16'3 x 10'2 (4.95m x 3.10m)

### Downstairs WC

### Kitchen

14'9 x 13'6 (4.50m x 4.11m)

### Office Room

26'7 x 6'1 (8.10m x 1.85m)

## First Floor

### Landing

### Bedroom 1

14'6 x 11'6 (4.42m x 3.51m)

### Bedroom 2

15'4 x 10'2 (4.67m x 3.10m)

### Bedroom 3

14'1 x 11'8 (4.29m x 3.56m)

### Bedroom 4

11'2 x 7'3 (3.40m x 2.21m)

### Bathroom

### Outside

### Front Garden

### Garage

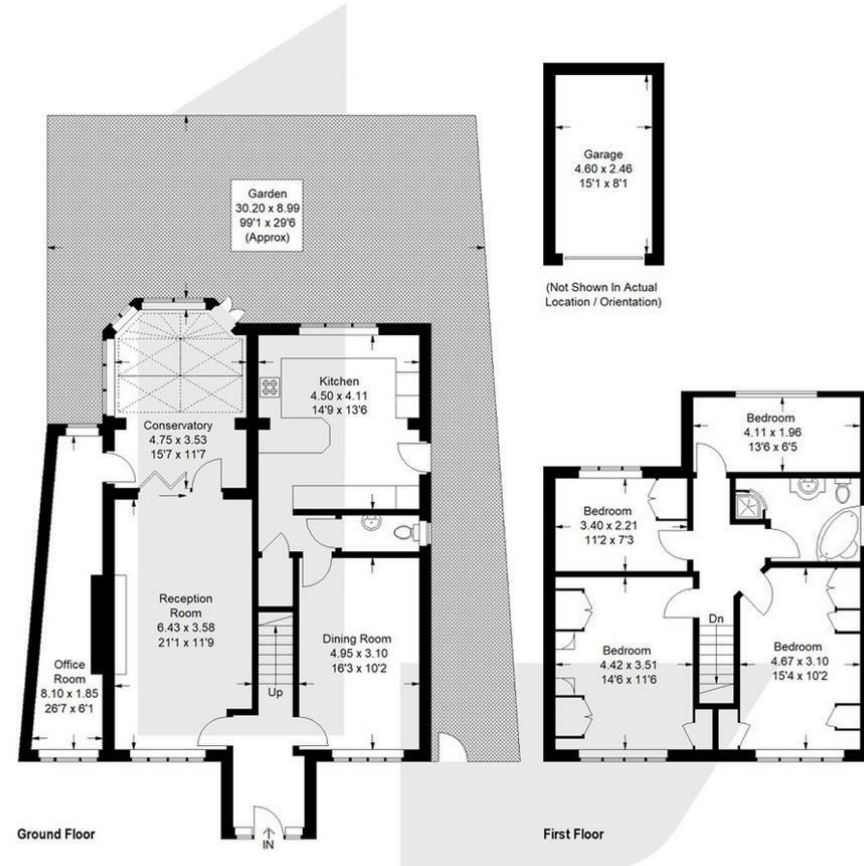
### Rear Garden

99'1 x 29'6 (30.20m x 8.99m)



## Coningsby Road, CR2

Approximate Gross Internal Area  
1663.56 sq ft/ 154 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1195339)

EPC Rating: C

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