



4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

Ewhurst Avenue | South Croydon | CR2 0DH

**Guide price £875,000**

LOFT



Ewhurst Avenue | South Croydon |  
CR2 0DH  
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An absolutely charming detached home that is full of character and offers an absolute treasure trove. Located in the sought after tree lined road on the borders of Sanderstead and Selsdon, within close proximity to both Primary and Secondary schools and bus and train links. You are greeted by a large driveway, with parking for multiple cars. Inside, the homely hallway offers a welcoming space, with three separate reception rooms leading off. The lounge is spacious, with double doors leading to the over the decades level rear garden. The kitchen is a separate space to the dining room, which also leads to the conservatory which is a sanctuary for admiring your beautiful garden. There is also a downstairs WC and a fully functional garage come utility room. Upstairs, all four bedrooms are great sizes, with space to add an en-suite too. The shower room is ready to use and there is plenty of scope to extend into the loft (STPP). Completely chain free too; the perfect family home.

Chain Free substantial family home on a sought after tree lined road  
Very well looked after and maintained over the decades  
Large driveway for multiple cars  
Stunning gardens and landscaping on a level plot

- Lots of potential throughout to adapt and enhance
- Favoured location for the nearby schools
- Good local transport links





## Ground Floor

### Entrance Hall

### Kitchen

12'9" x 10'6" (3.89m x 3.20m)

### Dining Room

13'7" x 9'11" (4.14m x 3.02m)

### Conservatory

9'11" x 9'6" (3.02m x 2.90m)

### Reception Room

17'8" x 17'5" (5.38m x 5.31m)

### Garage

15'11" x 8'7" (4.85m x 2.62m)

### Utility

7'7" x 6'3" (2.31m x 1.91m)

## First Floor

### Landing

### Bedroom

15'9" x 8'6" (4.80m x 2.59m)

### Bedroom

17'5" x 10'10" (5.31m x 3.30m)

### Bedroom

10'7" x 10" (3.23m x 3.05m)

### Bedroom

10'6" x 9'11" (3.20m x 3.02m)

### Bathroom

### W.C

### Garden

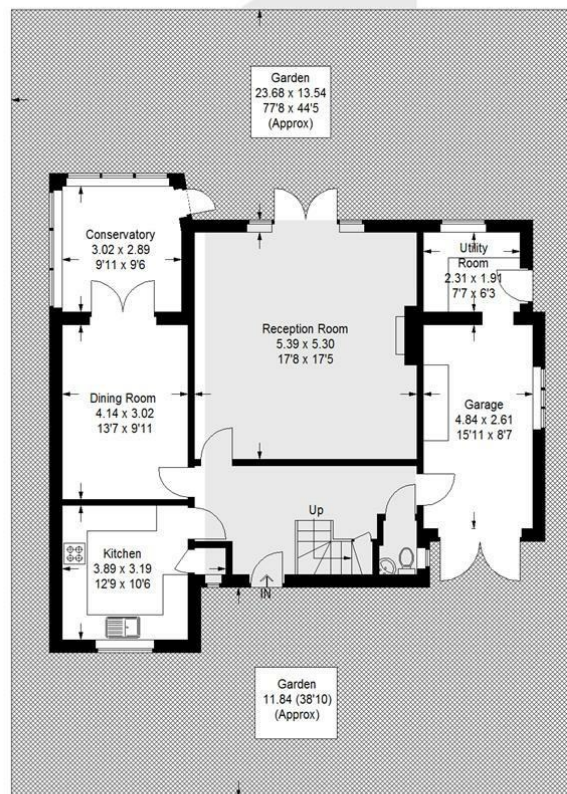




## Ewhurst Avenue CR2

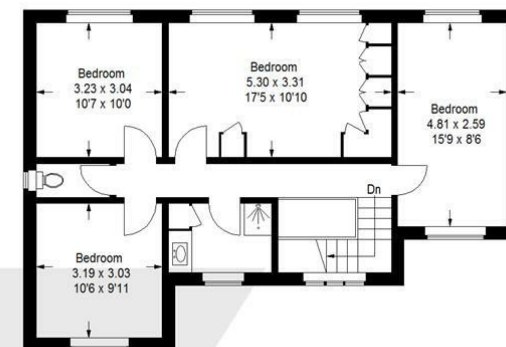
Approximate Gross Internal Area  
(Including Garage)

164.8 sq m / 1774 sq ft



**Ground Floor**

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. (ID:1198863)



**First Floor**

EPC Rating: D

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