



**RAYNERS**  
TOWN & COUNTRY

**15 SYLVAN CLOSE  
SOUTH CROYDON SURREY, CR2 8DS**



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OFFERS IN EXCESS OF £695,000

Rayners are delighted to present this extensively extended 4/5-bedroom semi-detached family home, situated in a highly sought-after cul-de-sac. Boasting over 1,700 sq ft of accommodation, the property features a level South Westerly garden backing onto Sanderstead Plantation, along with a garage and driveway.

The ground floor offers a large open-plan living room with an inviting open fire, an extended dining room with double doors leading to the garden, and a generously sized extended kitchen-breakfast room. Additional features include a shower room, an integral garage, a utility room, and two versatile reception rooms, one of which is currently used as a gym but was previously a fifth bedroom. This area also has potential to be converted into a sizeable annexe.

Upstairs, there are four bedrooms, three of which are doubles, as well as a refurbished family bathroom.

The South Westerly garden is level, mainly laid to lawn, and offers a secluded outdoor space backing onto the tranquil Sanderstead Plantation. Sylvan Close is conveniently located off Upper Selsdon Road, providing a level walk to Sainsbury's, the town center with its eateries, schools, churches, and excellent bus services into Croydon, which offers a mainline station with connections to London. This versatile and spacious property is perfect for family living in a desirable location and should be viewed without delay.









**Tenure:** Freehold  
**Local Authority:** Croydon council  
**Council Tax Band:** E  
**EPC Rating:** D

**Additional Information**  
 Solar panels to be fitted in Jan 2025.

Information provided by the sellers to be verified through solicitors

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

[www.raynersproperties.com](http://www.raynersproperties.com)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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