

Entrance Hall
 Living Room
 16'1 x 13'1 (4.90m x 3.99m)

Kitchen/Living Area
 26'4 x 19'6 (8.03m x 5.94m)

Boot Room
 9'3 x 4'9 (2.82m x 1.45m)

Utility Room
 9'8 x 6'11 (2.95m x 2.11m)

Shower Room

Landing

Bedroom
 17'9 x 11'1 to wardrobe (5.41m x 3.38m to wardrobe)

Ensuite

Bedroom
 14'0 x 11'0 (4.27m x 3.35m)

Bedroom
 16'4 x 10'2 to wardrobe (4.98m x 3.10m to wardrobe)

Bedroom/Office
 8'11 x 7'5 (2.72m x 2.26m)

Bathroom

Landing

Bedroom/Loft Room
 16'5 x 12'1 (5.00m x 3.68m)

Garden

Garage
 24'3 x 13'8 (7.39m x 4.17m)

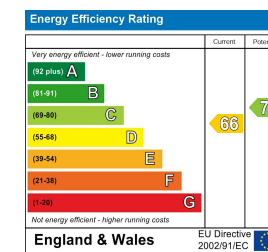
Off Street Parking

TAX BAND: F

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



Offers In Excess Of £775,000 Crest Road, South Croydon,
 CR2 7JR



This simply stunning five bedroom, extended semi detached family home is welcomed to the market. Situated on the popular Ballards Farm Development it's location is well connected with bus services, the Tramlink service and South Croydon train station offering fast links to London. With plenty of green spaces nearby, such as Littleheath and Croham Hurst woodland, families and dog walkers will find this setting very desirable. Also with easy reach is the highly regarded Royal Russell and Old Palace of John Whitgift Schools.

Internally to the ground floor this property boasts an impressive open plan kitchen/living room with bi-folding doors, under floor heating and a kitchen island, separate reception room, useful downstairs shower room, utility, boot room and integral garage, which is fully insulated with hot and cold water, heating, storage space and an electric door.

On the first floor the master bedroom measuring 17'9 x 11'1 comes with a refitted 4 piece ensuite. There are two further double bedrooms, a loft room, a single bedroom/study, a fitted family bathroom and storage to eaves. A stunning level rear garden with well established borders and shrubs offers a secluded area to relax and enjoy the evening sunshine and a more formal area for entertaining via the paved patio. The front aspect offers a large driveway with space for 3 cars. This property is over 2400 FT² and offers comprehensive living space and really does warrant your earliest viewing. Freehold/ Croydon council tax band F / EPC D.



