



TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only 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



EST 1973
Paul Meakin
ESTATE AGENTS

Offers In Excess Of £475,000 Sylverdale Road, Croydon, CR0 4LD



Paul Meakin are delighted to present this charming Victorian semi-detached family home, offering a beautiful blend of period character, modern upgrades, and family-friendly features – all set within a peaceful yet well-connected part of Croydon.

Lovingly maintained by the current owners for nearly six years, the property retains many original features including a bright bay window, feature fireplace, and decorative cornicing, while thoughtful improvements such as a stylish modern wet room and an air-conditioned home office make it ideal for contemporary living.

The ground floor comprises a light-filled reception room, a well-sized kitchen with a handy utility area, and a family bathroom. On the first floor, you'll find three bedrooms – two doubles and a single – along with a modern shower room. The converted loft offers a generous fourth double bedroom with excellent eaves storage, making it perfect for guests or growing families.

One of the standout features is the west-facing rear garden, which has been professionally levelled to create a safe, low-maintenance space – ideal for children, entertaining, or relaxing in the sun. Not directly overlooked, the garden offers privacy and tranquillity rarely found so close to the town centre.

Despite being in a central location, the home sits on a quiet, no-through road with ample on-street parking right outside. Wandle Park is just a short stroll away, offering a play area, green open space, and community events, with several more parks and playgrounds within easy reach.

Commuting is made easy with both East and West Croydon stations around 15 minutes' walk away, providing fast trains to London Bridge and Victoria. Local amenities including Croydon town centre, Purley Way, IKEA and Valley Retail Park are all conveniently close.

This wonderful home offers character, comfort, and convenience – making it an ideal choice for families looking to enjoy all that this vibrant area has to offer. Early viewing is highly recommended



- Victorian semi detached family home
- Large reception room filled with natural light
- Ground floor family bathroom and first floor shower room
- Neat and easy to maintain rear garden
- Walking distance to Central Croydon, Purley Way and Wandle Park
- Period features including bay window and feature fireplace
- Good sized kitchen with separate utility space
- Four Good sized Bedrooms
- On street parking available
- Excellent transport links and good local schools nearby

