



Croham Valley Road, South Croydon - CR2 7RA

In Excess of £700,000





168 Croham Valley Road

South Croydon, South Croydon

Park & Bailey are pleased to offer this extended four bedroom semi detached family home situated in a highly sought Croham Valley Road backing woods...

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



Park & Bailey are pleased to offer this extended four bedroom semi detached family home situated in a highly sought Croham Valley Road backing woods. The accommodation briefly comprises - Entrance hall with Karndean flooring leading to the recently refitted kitchen which has been fitted in a range of base and eye level units with granite work surfaces over with glass splashbacks, built in appliances include a 5 burner induction hob with extractor fan over, built in oven, microwave and dishwasher. To the rear of the property and spanning the width of the property is a large reception room with bi-fold doors leading out to the rear garden, there is also a useful study area. To the front of the property is a separate reception room with a double glazed bay window. Upstairs there are four bedrooms, three being double rooms and a single bedroom. The master bedroom also has an ensuite bathroom. There is also a recently refitted bathroom comprising bath and Aqualisa shower, low level wc, wash basin, tiled walls and floor. To the front of the property is a large block paved driveway providing off street parking for several cars, leading to the integral garage. The rear garden has a decked area complete with hot tub, a spacious patio creates a fantastic entertaining area. The remainder of the large garden is mainly laid to lawn.



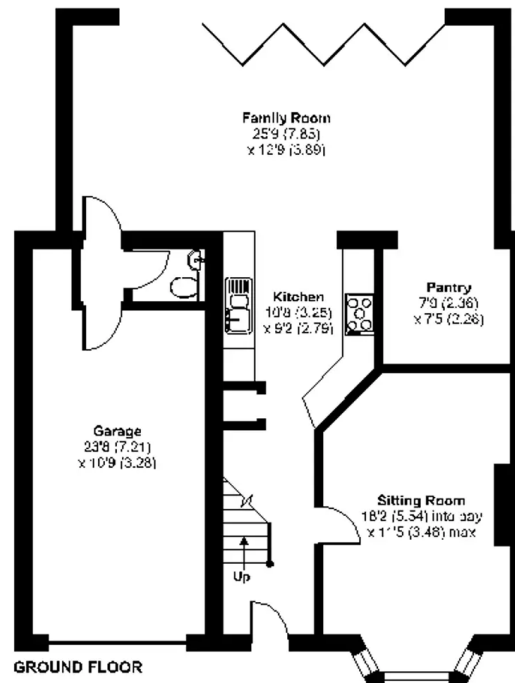
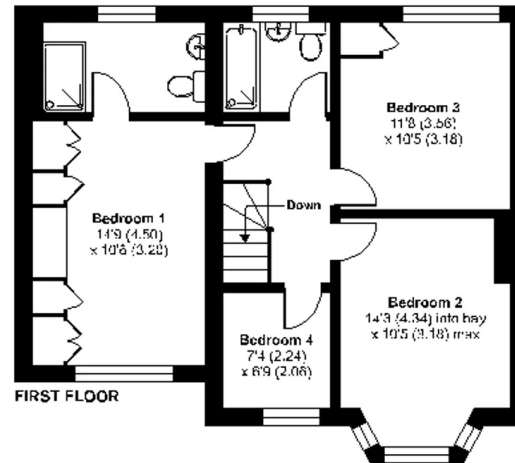
Croham Valley Road, South Croydon, CR2

Approximate Area = 1451 sq ft / 134.8 sq m

Garage = 252 sq ft / 23.4 sq m

Total = 1703 sq ft / 158.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nich-com 2023. Produced for Park & Bailey. RLI : 640368



Park & Bailey Warlingham

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