



Beech Way, South Croydon - CR2 8QR

Guide Price **£700,000**





11 Beech Way

South Croydon, South Croydon

This four-bedroom detached family home combines spacious interiors with modern conveniences and a peaceful setting. Its prime location on a private road, along with the additional features such as the double garage and conservatory, makes it a perfect choice for families.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Private Road
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Ground Floor Bedroom/Study
- Master Bedroom with En-Suite
- Three First Floor Double Bedrooms
- Double Garage



Property Details Overview

This impressive four-bedroom detached family home, located on a quiet private road, offers spacious living with a variety of versatile spaces. With a double garage and off-street parking, this property is ideal for families seeking both comfort and convenience.

Accommodation

The property boasts a spacious and well proportioned accommodation to include an entrance hall with down stairs cloakroom. The Lounge is generous and inviting lounge area, perfect for family relaxation and entertaining guests with steps leading to the dining room. A well-appointed kitchen with ample space for a breakfast area is located off the dining room and could be knocked in to one room to create a spacious open plan kitchen/diner.

The Conservatory is located off the dining room and offers additional living space, perfect for enjoying the garden views and natural light throughout the year.

Located off the entrance hall is the fourth bedroom with fitted wardrobes. A versatile room that can be used as a bedroom, home office, or study, depending on your needs.

First Floor:

The main bedroom is a spacious double bedroom with fitted wardrobes and an ensuite shower room. There are two further double bedrooms both having fitted wardrobes. A modern family bathroom with bath and separate shower complete the first floor accommodation.

Outside

- **Double Garage:** A detached double garage offering secure parking and additional storage space.
- **Off-Street Parking:** Ample off-street parking is available, ensuring convenience for multiple vehicles.
- **Garden:** The property features a well-maintained garden, providing a private outdoor space for relaxation, gardening, or family activities.
- **Private Road:** Situated on a quiet private road, this home ensures peace and privacy, making it an ideal retreat from the bustle of everyday life.



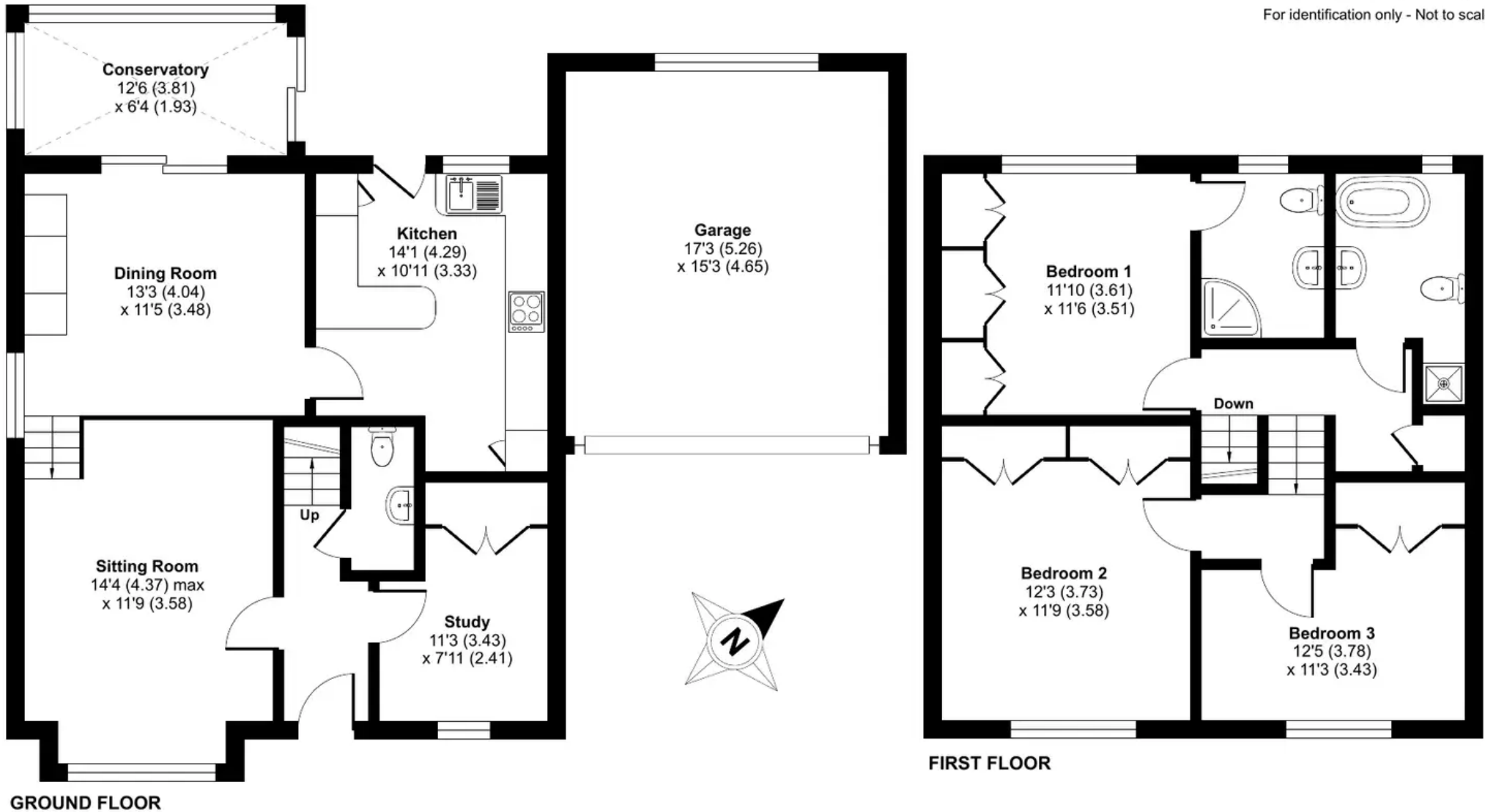
Beech Way, South Croydon, CR2

Approximate Area = 1397 sq ft / 129.7 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 1663 sq ft / 154.4 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). © nichecom 2024. Produced for Park & Bailey. REF: 1138773



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