



Farley Road, South Croydon - CR2 7NP

Guide Price £775,000





## Farley Road

South Croydon

A lovely four bedroom detached family home that has been extended to create a fantastic family home set on a beautiful south west facing plot.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House
- 4 Bedrooms
- 2 Receptions
- 2 Bathrooms



A lovely four bedroom detached family home that has been extended to create a fantastic family home set on a beautiful south west facing plot backing woodland.

Approached by a large blocked paved drive which provides off street parking for several vehicles is this lovely four bedroom extended family home.

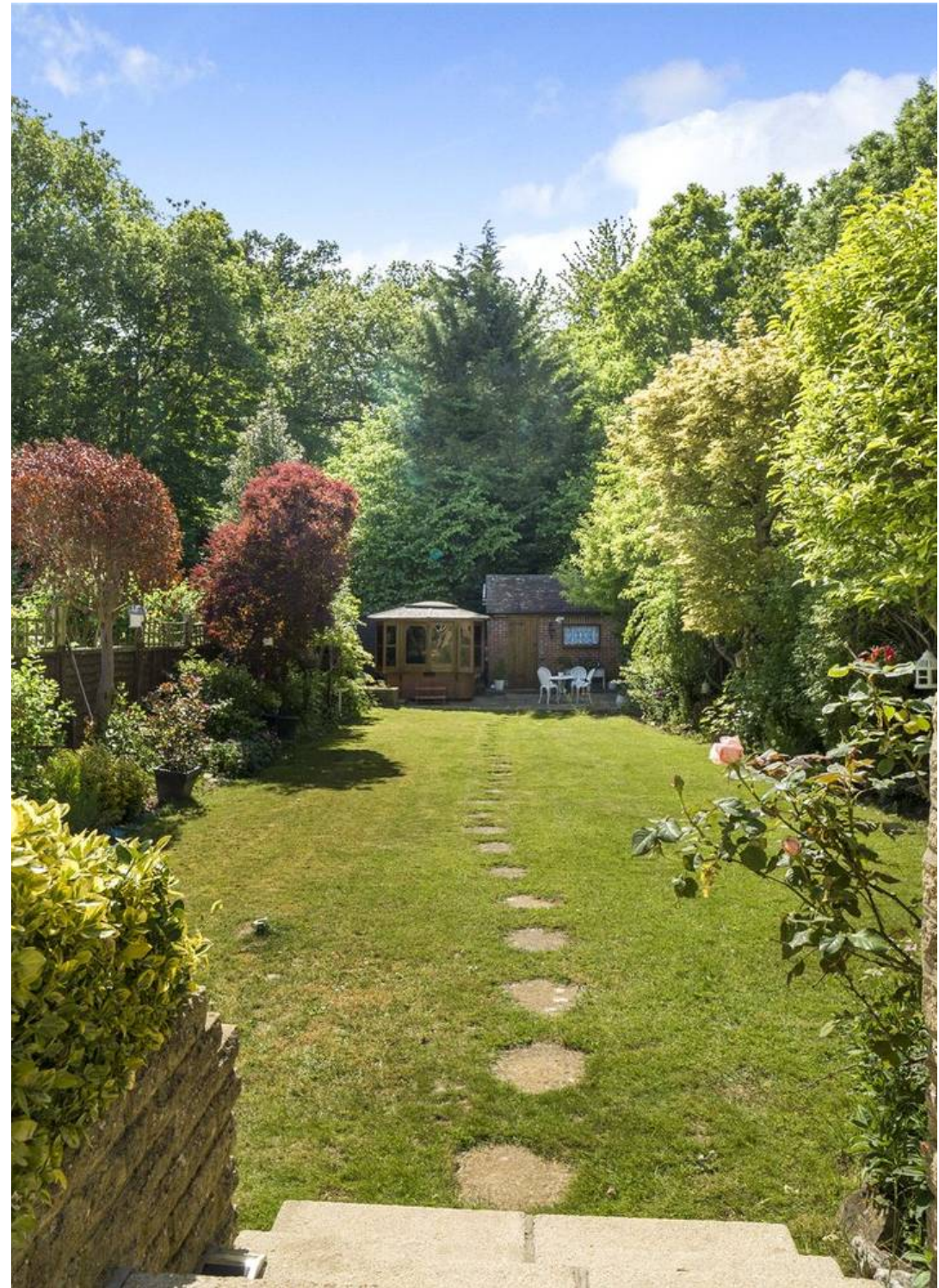
The accommodation briefly comprises an enclosed porch leading to a spacious entrance hall with an oak floor and built in storage cupboard. There is a bright and spacious triple aspect sitting room with patio doors leading to the beautiful rear garden.

The kitchen has been extended to the rear to create a good size kitchen/breakfast room. There is also a study/play room and a shower room on the ground floor.

On the first floor are four bedrooms with three having fitted bedroom furniture. A spacious refitted bathroom comprising panel enclosed bath, separate shower cubical, low level wc and wash basin with cupboard storage.

Outside To the front of the property is a large block paved driveway providing off street parking for several vehicles with side access leading to the rear garden. The large rear garden is a particular feature of the property and has a large paved terrace with steps leading to a level lawn with flower and shrub borders. There is a brick built garden room with power and light located at the end of the garden which would make a great home office. Hot tub with timber hot tub room.

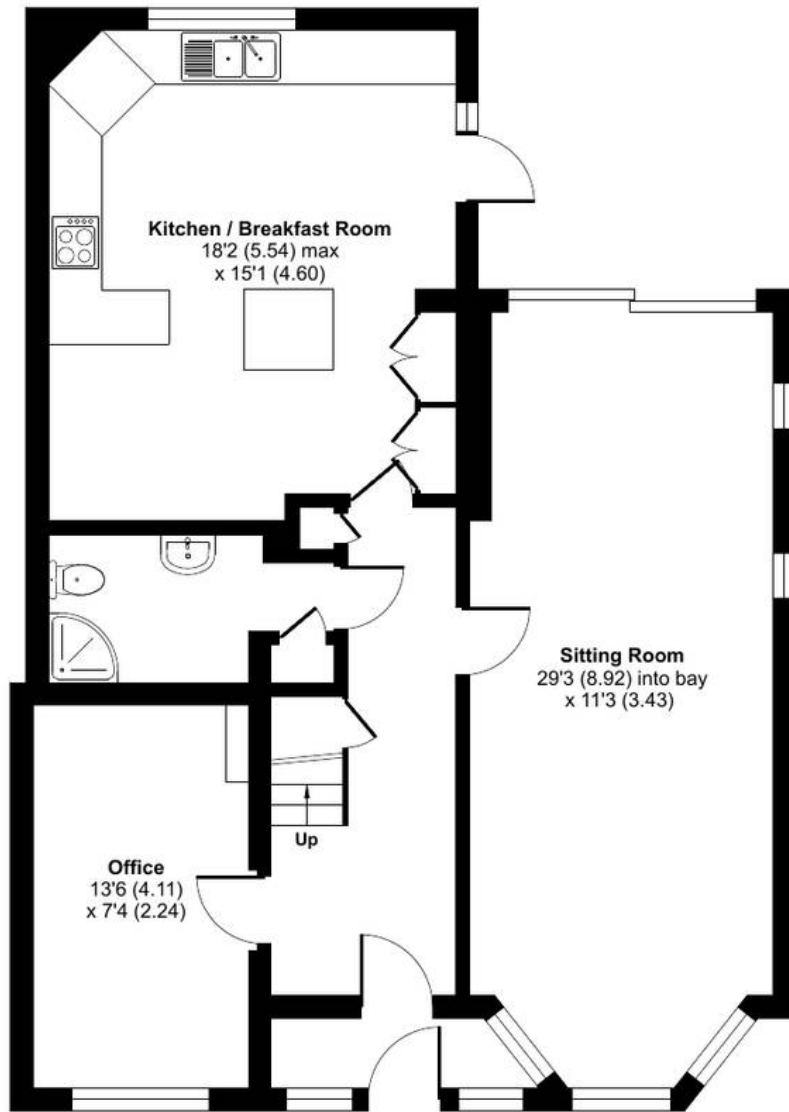
A gate provides access to the woods. We are informed by the vendor they have access to the allotment to the side of the property.



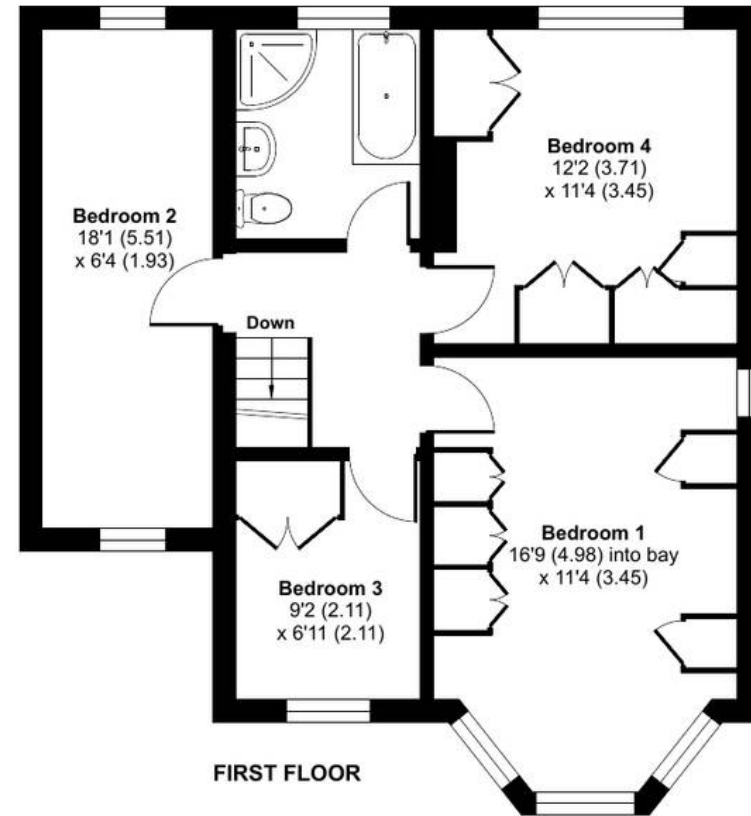
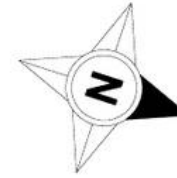
# Farley Road, South Croydon, CR2

Approximate Area = 1546 sq ft / 143.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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