



16 Ansley Close, South Croydon – CR2 9BQ

Guide Price **£485,000**





16 Ansley Close

South Croydon, South Croydon

A beautifully presented three bedroom family home offered in excellent decorative order throughout with the benefit of a new kitchen and shower room. Viewing is highly recommended.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Excellent decorative order
- Lounge
- Refitted Kitchen/Dining Room
- Newly Fitted Shower Room
- Large Rear Garden
- Potential to extend STPP
- Three Bedrooms Family Home



Property Details

Welcome to this beautifully presented three-bedroom family home, offering an exceptional blend of modern style and comfort. Having undergone extensive refurbishment by the current owners, this property is presented in excellent decorative order throughout, making it a perfect choice for families seeking a turnkey home.

Accommodation Overview

Upon entering, you are greeted by a bright and welcoming entrance hall that leads into the heart of the home. The **refitted kitchen/dining room** is a true highlight, featuring an extensive range of modern fitted units with sleek work surfaces, providing ample storage and preparation space. The dining area is spacious and boasts double doors that open out to the rear garden, creating a seamless flow for indoor-outdoor living.

The **lounge**, located at the front of the property, offers a cosy and inviting space, with an open connection to the dining area, enhancing the sense of openness and light throughout the ground floor.

First Floor

Upstairs, you will find three generously sized bedrooms, all thoughtfully designed to maximize space and comfort. The recently **refitted luxury shower room** is finished to a high standard, offering contemporary fittings and a stylish finish.

Outdoor Spaces

The exterior of the property is equally impressive. The **front garden** provides an attractive entrance to the home, while the **rear garden** is a private haven. It features a block-paved patio ideal for outdoor dining or entertaining, leading to a well-maintained lawn and a decorative shingle area. The garden is fully enclosed by panel fencing, ensuring a safe and secure space for children or pets.

The property benefits from an outbuilding which can be used as additional storage or even converted to a usable space e.g a home gym.

Close proximity to highly reputable schools in both Sanderstead and Warlingham.

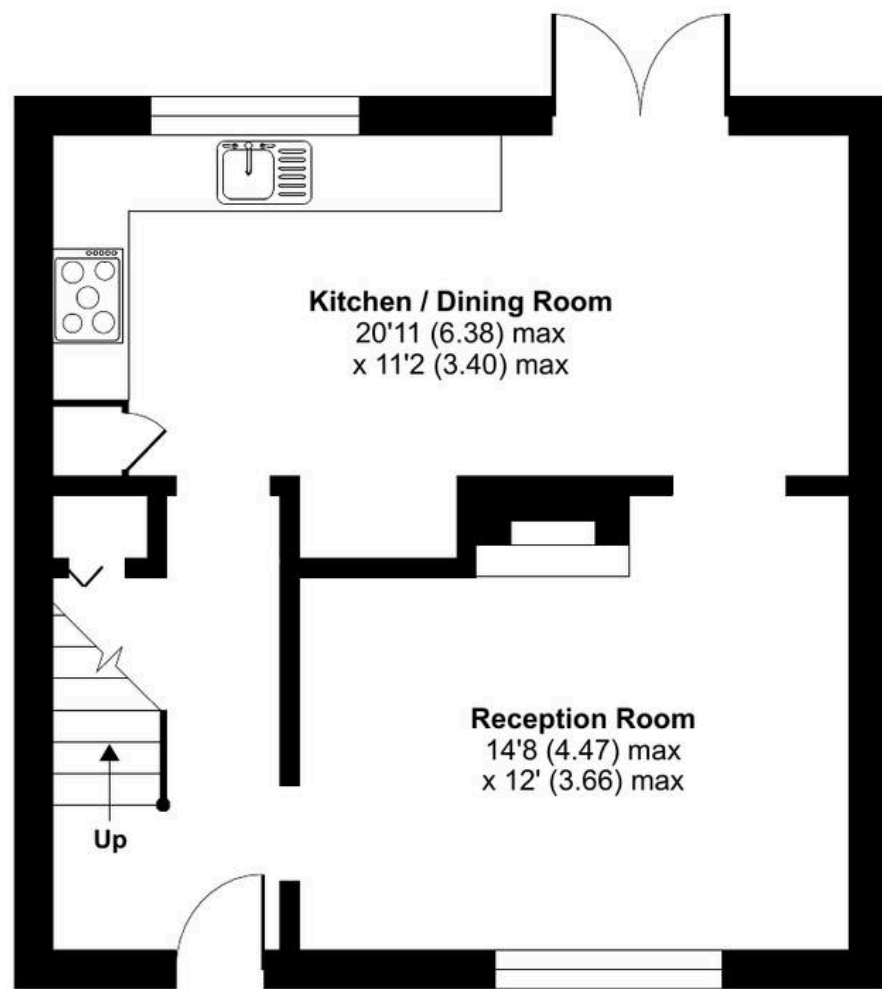




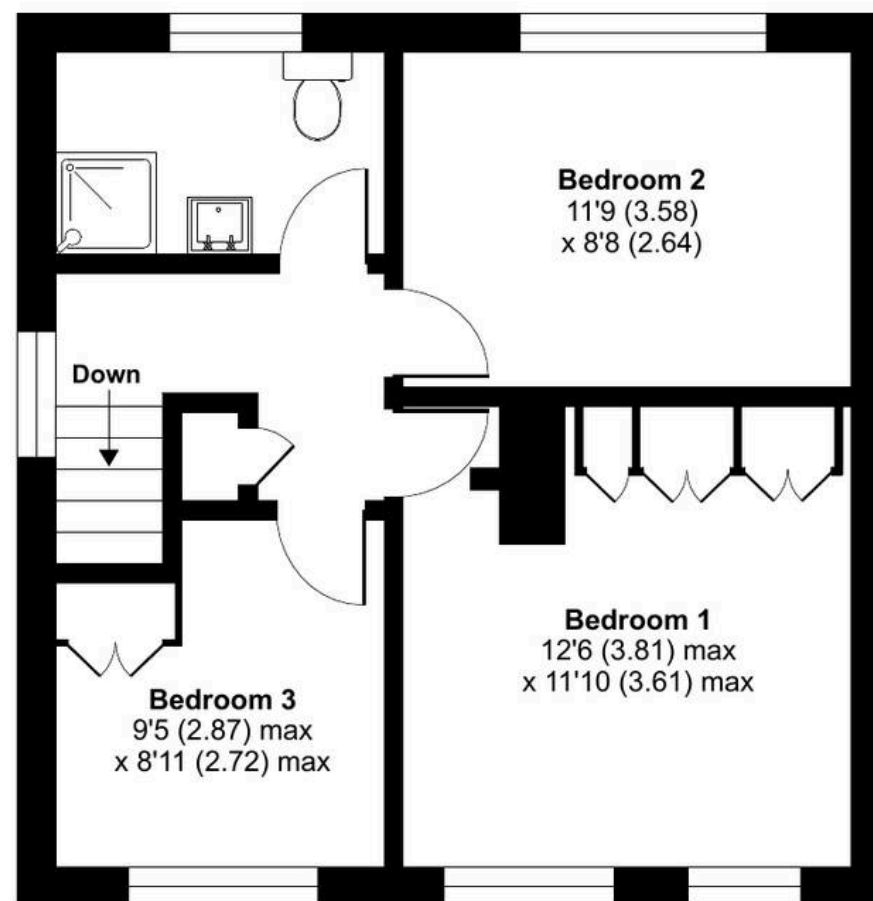
Ansley Close, South Croydon, CR2

Approximate Area = 830 sq ft / 77.1 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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