



23 Leighton Gardens, South Croydon - CR2 9DZ

Guide Price £625,000





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South Croydon

A beautifully presented three/four bedroom semi detached family home offered in excellent decorative order which has been extended to the rear to create a fourth bedroom with an ensuite or it could be used as an additional reception room if required.

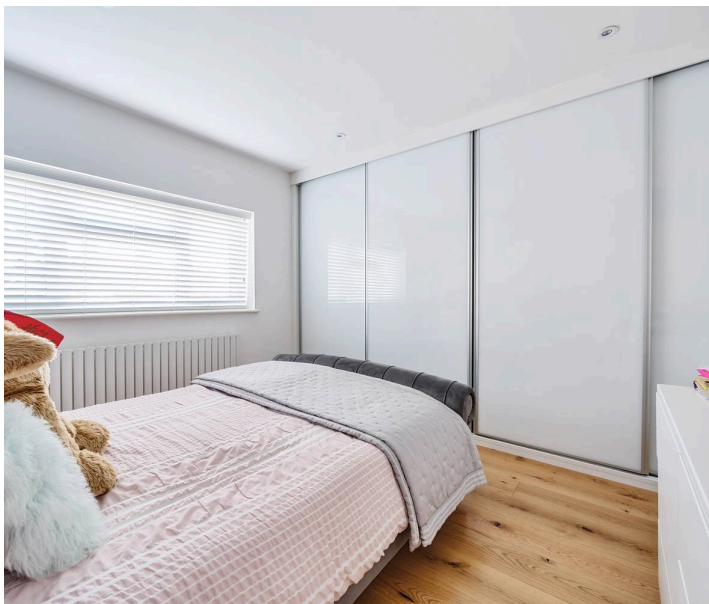
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Entrance Hall
- Lounge
- Kitchen/Breakfast Room
- Downstairs Bedroom with Ensuite
- Off street parking
- Level rear garden



Ground Floor: Upon entering the property, you are greeted by a spacious lounge located to the front, providing an inviting space for relaxation and entertaining. The focal point of the ground floor is the beautifully refitted kitchen/breakfast room, designed to cater to the demands of contemporary living. Featuring modern appliances and ample storage, this space seamlessly transitions into the heart of the home.

Conveniently situated on the ground floor is a generously sized bedroom accompanied by an ensuite shower room, offering flexible living arrangements ideal for guests or multigenerational households.

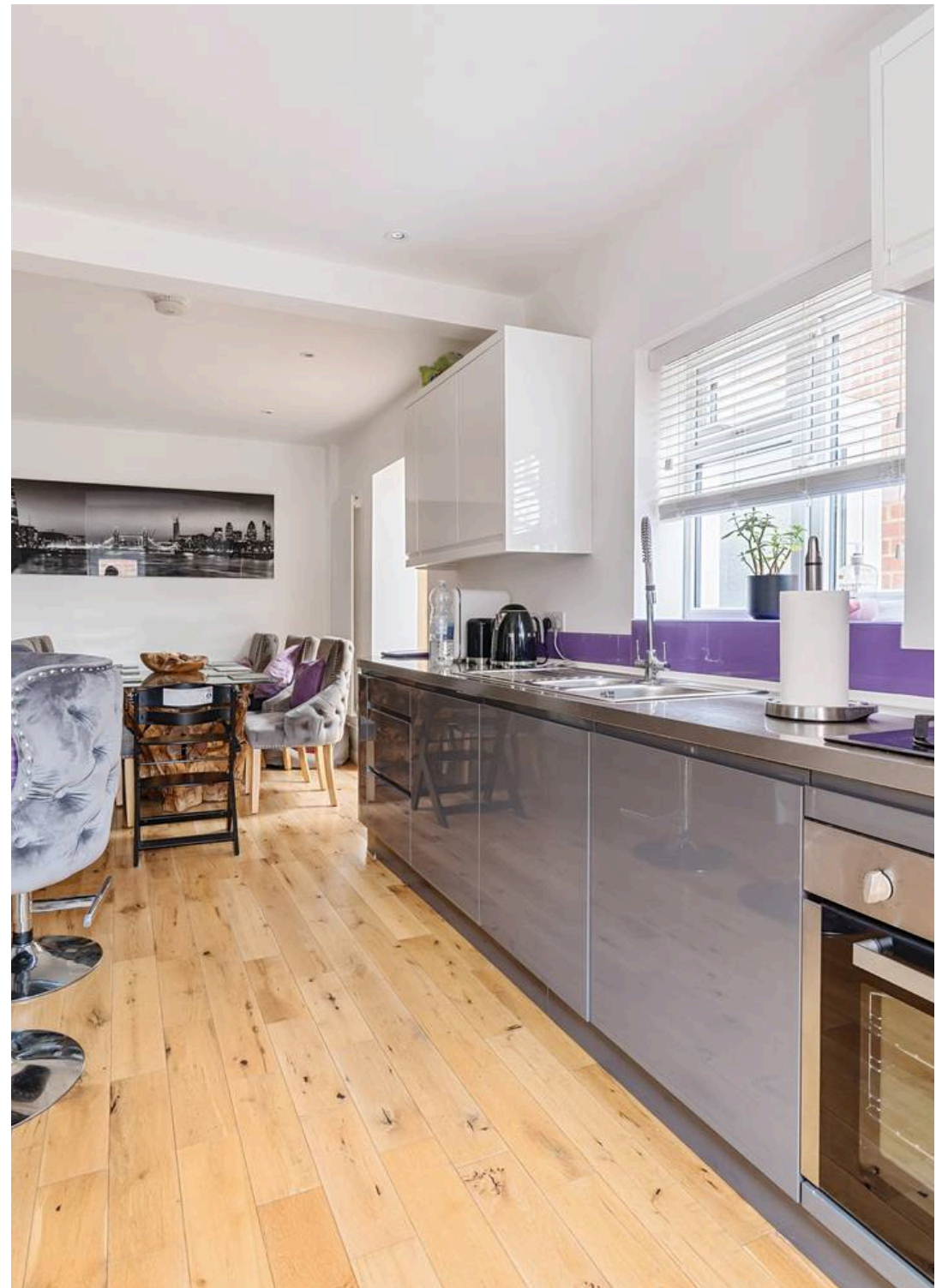
First Floor: Ascending to the first floor, you will find two well-proportioned double bedrooms and a cozy single bedroom, each providing a peaceful retreat for rest and relaxation. The accommodation is complemented by a recently refitted bathroom, exuding sophistication and style with its contemporary fixtures and fittings.

Exterior: Externally, the property boasts off-street parking for several cars, ensuring hassle-free parking arrangements for residents and visitors alike. The level rear garden is a true haven, featuring a charming patio area perfect for al fresco dining and entertaining during warmer months. This outdoor space offers endless possibilities for outdoor recreation and relaxation, making it an idyllic extension of the home.

- Extended living space providing versatile accommodation
- Modern refitted kitchen/breakfast room
- Ground floor bedroom with ensuite shower room
- Two double bedrooms and a single bedroom on the first floor
- Refitted family bathroom with contemporary fixtures
- Ample off-street parking for several cars
- Level rear garden with inviting patio area

As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider.

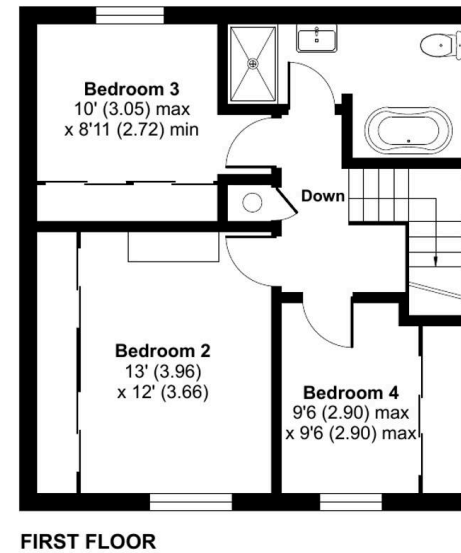
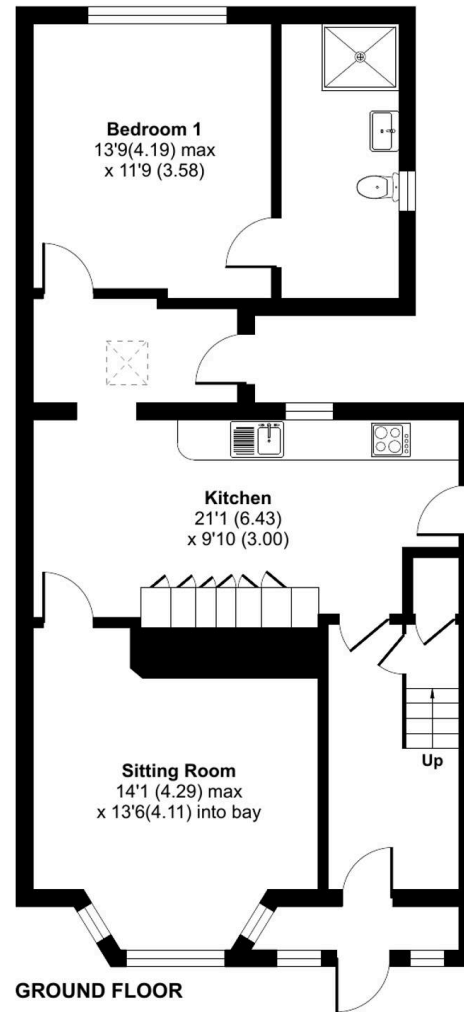
Cook Taylor Woodhouse – £200 / Taylor Rose –£210



Leighton Gardens, South Croydon, CR2

Approximate Area = 1350 sq ft / 125.4 sq m

For identification only - Not to scale





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/