



247 Limpsfield Road, South Croydon - CR2 9DE

Guide Price £530,000





247 Limpsfield Road

South Croydon

A beautifully presented two bedroom Victorian cottage with a rear extension creating a spacious reception room. Situated in a convenient location close to Sanderstead Village and bus route.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Victorian Cottage
- Kitchen/Dining Room
- Extended Reception Room
- Two Bedrooms
- First Floor Bathroom
- Off Street Parking
- Low Maintenance Rear Garden
- Outbuilding suitable for conversion.



Charming Two-Bedroom Victorian Cottage with Stunning Extended Reception Room

This delightful two-bedroom Victorian cottage seamlessly blends period charm with modern living, offering a beautifully extended rear reception room and a thoughtfully designed open-plan layout. Conveniently located, the property also benefits from off-street parking and a low-maintenance rear garden, making it an ideal home for professionals, small families, or downsizers.

Stepping inside, a small entrance hall welcomes you before leading into the open-plan kitchen/diner. The dining area, positioned at the front of the property, creates a bright and sociable space that flows effortlessly into the well-appointed kitchen. Featuring a stylish breakfast bar, ample built-in storage, and modern fittings, the kitchen is perfect for both casual meals and entertaining.

To the rear, the property has been impressively extended to create a stunning reception room with a full-height vaulted ceiling, skylights, and elegant bifold doors that open directly onto the garden. This fantastic space is bathed in natural light, offering a seamless connection between indoor and outdoor living.

Upstairs, the property boasts two well-proportioned bedrooms, both retaining their character and charm and a family bathroom.

Externally, the rear garden has been designed for low maintenance, offering a tranquil outdoor space to relax or entertain. Towards the end of the garden, there is a Victorian washroom, which, while in need of restoration, presents an excellent opportunity to create a unique studio, home office, or garden retreat.

To the front, the property benefits from a private parking space, with a gated side access leading directly to the rear garden.

With its blend of period features, modern enhancements, and versatile living spaces, this characterful home is not to be missed. Viewing is highly recommended!



Limpsfield Road, South Croydon, CR2

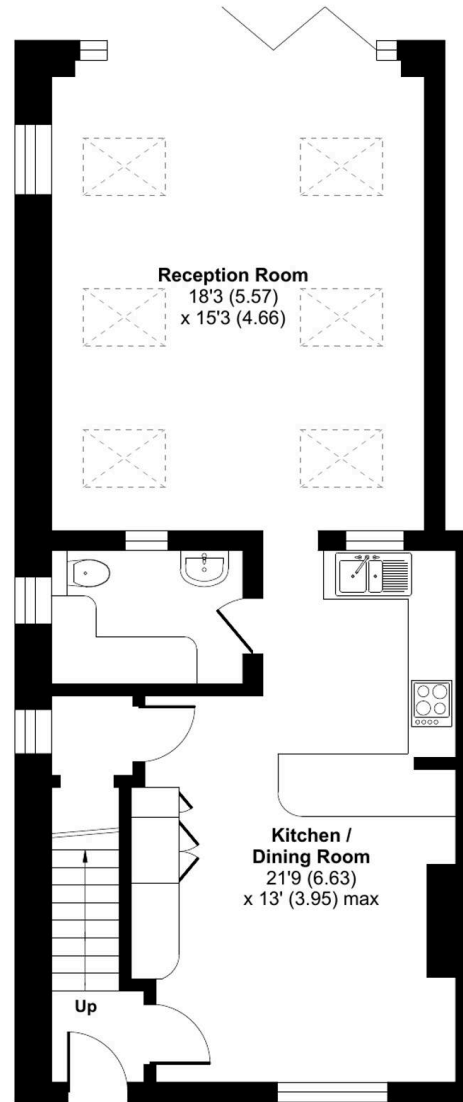


Approximate Area = 1026 sq ft / 95.3 sq m

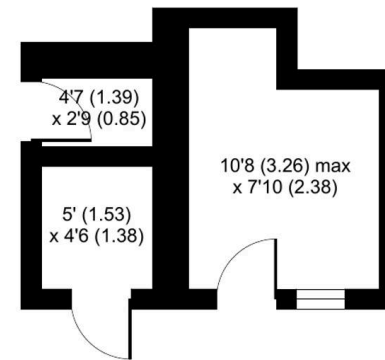
Outbuilding = 109 sq ft / 10.1 sq m

Total = 1135 sq ft / 105.4 sq m

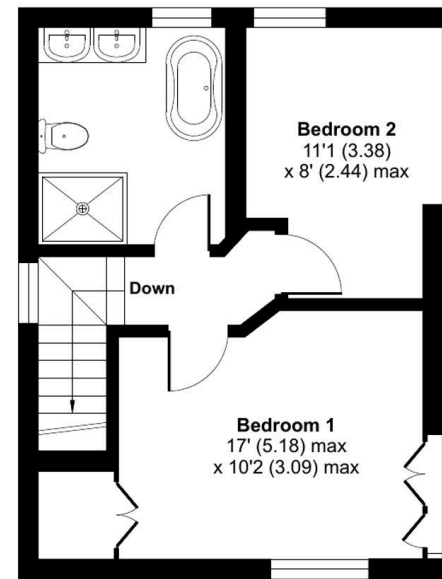
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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