



35 Ellesmere Drive, South Croydon – CR2 9EH

Guide Price **£550,000**





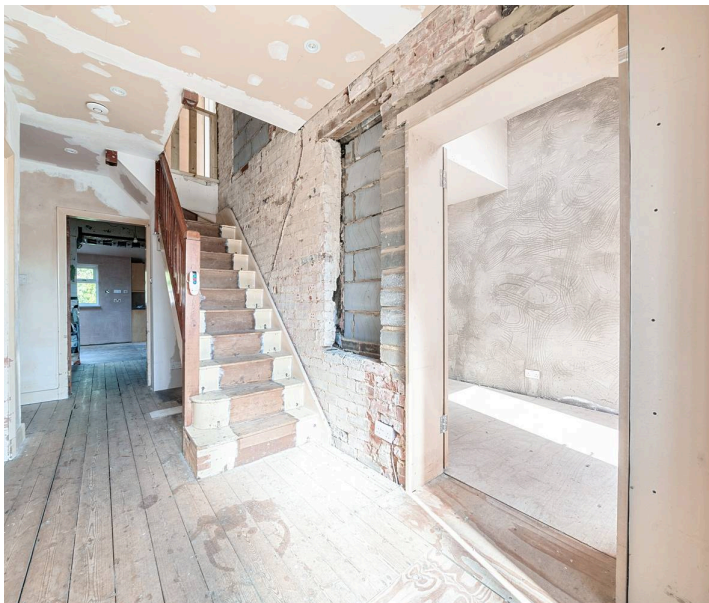
35 Ellesmere Drive

South Croydon, South Croydon

Council Tax band: E

Tenure: Freehold

- Extended four/five-bedroom family home
- Ground floor bedroom/study with double doors to the front
- Unfinished project offering huge potential
- Spacious open-plan kitchen/dining/family room
- Separate lounge with bay window
- Ground floor wet room
- Four bedrooms on the first floor
- Family bathroom with bath and shower
- Driveway providing off-street parking



An excellent opportunity for buyers looking to put their own stamp on a spacious and extended family home. This partially renovated property offers a fantastic canvas to create a bespoke home, having already undergone significant extension works. Now requiring internal decoration and finishing touches, the property is ideal for those seeking a project with great potential.

Set in a residential location, the accommodation is generously proportioned and offers flexibility throughout. The ground floor comprises an entrance hall leading to a front-facing room which could serve as a ground floor bedroom, home office, or study, complete with double doors opening onto the front garden.

A separate lounge features a bay window to the front, offering a bright and inviting living space. To the rear, the property has been extended across the full width, creating a large open-plan kitchen/dining room that flows through to a spacious family room—perfect for modern living and entertaining. A ground floor wet room adds further practicality and convenience.

On the first floor, there are four well-proportioned bedrooms and a family bathroom fitted with both a bath and separate shower, offering ample space for a growing family.

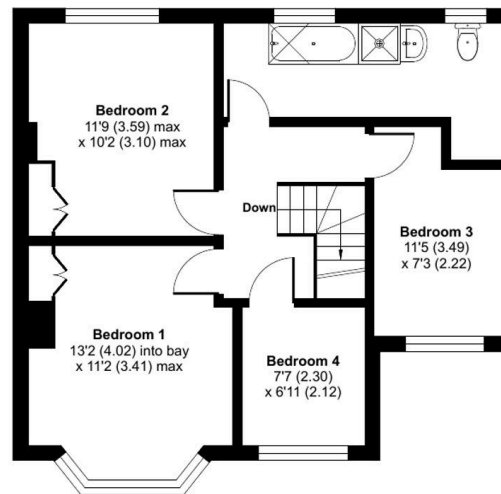
Externally, the property benefits from a driveway providing off-street parking, along with an additional garden area to the front. The rear garden is mainly laid to level lawn, offering a safe and open space for children to play or for garden landscaping to suit your needs.



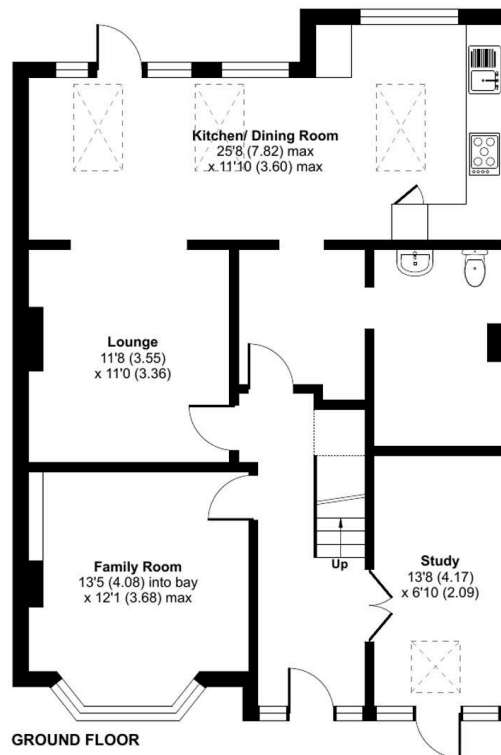
Ellesmere Drive, South Croydon, CR2

Approximate Area = 1473 sq ft / 136.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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