



## 4 Brookcroft Linton Glade, Croydon - CR0 9NA

In Excess of £550,000







## 4 Brookcroft Linton Glade

Croydon

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





A rare opportunity to acquire this spacious and versatile three-storey townhouse, ideal for multi-generational living or those seeking a larger home office space. Thoughtfully designed with flexible accommodation throughout, this impressive home features a self-contained ground floor annex, perfect for extended family, guests, or even as a home office setup.

Upon entering the property, you are greeted by a welcoming porch leading into a generously sized reception hall. From here, an inner hall offers built-in storage and provides access to a utility/kitchenette area and a contemporary shower room. Completing the ground floor is a versatile reception room/bedroom, forming the core of the annex.

The first floor boasts an expansive L-shaped lounge/dining room, flooded with natural light from the front-facing window and double doors opening onto a rear-facing balcony, perfect for relaxing or entertaining. Also located on this floor is a spacious kitchen/breakfast room, offering ample space for family meals and day-to-day living.

The second floor comprises four bedrooms, including two generous double bedrooms, one with en-suite, and two comfortable single bedrooms. This floor is served by a modern family bathroom, providing practicality for growing families.

Externally, the property benefits from a driveway to the front offering off-street parking and leading to an integral garage, which also features double doors to the rear garden. The rear garden is a delightful outdoor space, with a paved patio area ideal for al fresco dining, leading onto a well-maintained lawn, perfect for children, pets, or gardening enthusiasts.

This substantial home combines flexible living space with excellent amenities and represents a fantastic opportunity in today's market. Early viewing is highly recommended.



# Brookscroft, Linton Glade, Croydon, CR0

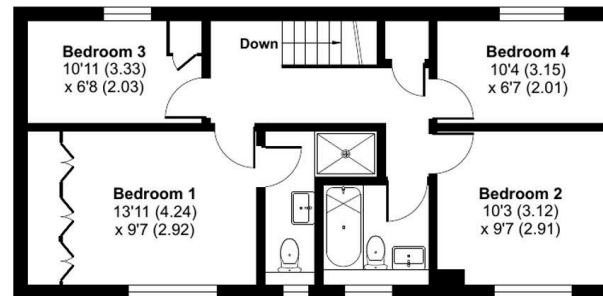
Approximate Area = 1560 sq ft / 144.9 sq m

Garage = 142 sq ft / 13.1 sq m

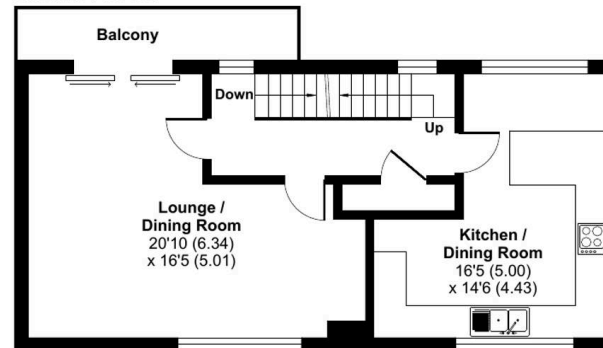
Outbuilding = 25 sq ft / 2.3 sq m

Total = 1727 sq ft / 160.3 sq m

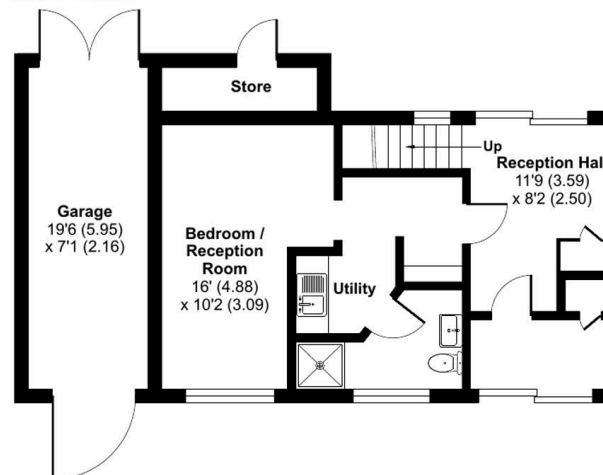
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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