



207 Farley Road, South Croydon – CR2 7NP

In Excess of £750,000







## Farley Road

South Croydon

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Open storm Porch with double glazed front door to Entrance Hall with radiator with fitted cover, under-stairs storage. Cloakroom with low level wc, wash basin with double cupboard below, tiled walls.

Lounge 15'8 x 13'3 - with double glazed bay window to front, feature open fireplace with tiled surround and wooden mantle over, picture rails.

Family Room 19'5 x 12'5 - with double glazed sliding patio doors leading to the rear garden, picture rail, inset remote control gas fire.

Dining/Family Room 22' x 12'8 - with radiator with fitted cover, base and wall mounted units with granite work surfaces over, space for American fridge freezer, open plan to

Kitchen 14' x 10'5 - fitted with a range of base and eye level units comprising cupboard and drawer storage with granite work surfaces over, inset 4 burner electric hob and eye level double fan oven. Bosch integral dishwasher, double sinks, two double glazed windows with views over the rear garden, double glazed door to rear gardens.

Utility Room 9'5 x 5' - with base and eye level units with work-surface over, tiled floor, double glazed door to rear garden, space for three appliances.

Door to Lobby from the family/dining room leads to an integral Garage with an electric roller door. Staircase from Entrance Hall to First Floor Landing, built in cupboard.

Master Bedroom 16'2 x 11'10 - with double glazed window to rear, range of built in bedroom furniture comprising fitted wardrobe, double corner wardrobe and cupboard, drawer unit. En-suite Bathroom comprising panel enclosed bath, corner shower unit with Mira electric shower, low level wc, pedestal wash basin, tiled walls and heated towel rail.

Bedroom Two 14'2 x 11'3 - with double glazed window with views over garden, double wardrobe, hanging rail, circular double wardrobe and shelf storage, desk and dressing table with drawer storage.

Bedroom Three 16'5 x 11'7 - with double glazed bay to front, two double wardrobes.

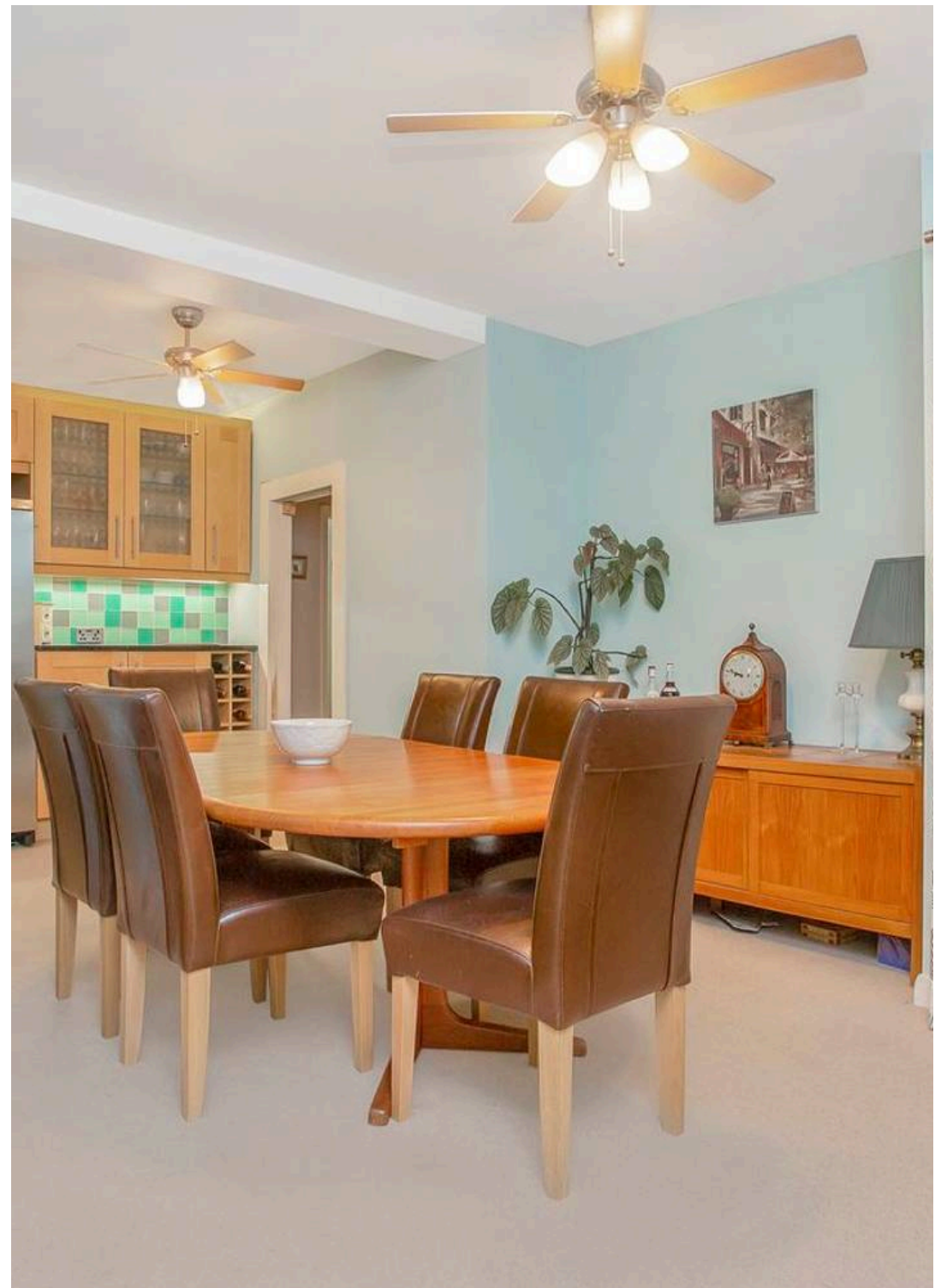
Bedroom Four 11'7 x 9'0 - with double glazed window to front separate study area.

Family Bathroom with low level wc, pedestal wash basin, double ended bath with mixer tap and hand shower, corner shower cubical.

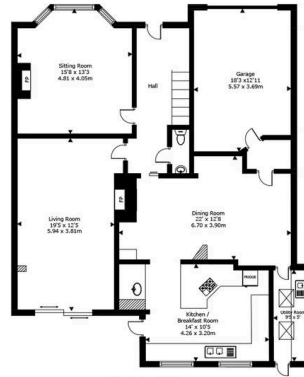
Space saver turning staircase to Loft Room 17'9 x 14'6 with two double glazed Velux windows, eaves storage, opening to loft storage 16'6 x 14' area.

Front Garden, block paved driveway providing off street parking for several cars, flower and shrub beds.

Rear Garden with paved patio area, remainder of garden laid to lawn, flower and shrub beds, gate to woods/golf course.



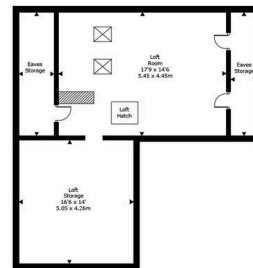




GROUND FLOOR  
APPROX. FLOOR  
AREA 1268.72 SQ.FT.  
(117.91 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1063.83 SQ.FT.  
(98.67 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 639.74 SQ.FT.  
(59.45 SQ.M.)

TOTAL APPROX. FLOOR AREA 2640.88 SQ.FT. (245.43 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

01883 626326 • [warlingham@parkandbailey.co.uk](mailto:warlingham@parkandbailey.co.uk) • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)

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