



175 Croham Valley Road, South Croydon – CR2 7RE

Guide Price £775,000





175 Croham Valley Road

South Croydon

Extended four-bedroom semi-detached home in a sought-after location, featuring an impressive kitchen/dining room, two reception rooms, en suite, and landscaped garden with garage. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extremely well presented extended four-bedroom semi-detached family home
- Large double-aspect lounge with doors to the garden
- Additional reception/dining room with bay window to the front
- Stunning extended kitchen/breakfast room with central island, skylights and views over garden
- Separate utility room and cloakroom
- Master bedroom with fitted wardrobes and en-suite shower room
- Three further double bedrooms
- Modern family shower room
- Off street parking and garage



Ground floor – solid oak flooring and plantation shutters throughout.

Upon entering, you are welcomed by a spacious entrance hall complete with built-in storage. Arched doorway leads to a large impressive 24 foot double-aspect lounge which runs the length of the property and has doors opening directly to the rear garden decking area creating an ideal layout for both everyday living and entertaining. To the front of the property is a welcoming reception/dining room with a bay window and working fireplace, providing a bright and comfortable space.

Double doors lead from the hallway into the impressive extended kitchen/dining room, which has been beautifully fitted with an extensive range of units (including American fridge surround larder unit), with granite work surfaces and a matching central island, integrated induction hob, oven and quantum microwave/oven, statement extractor hood, and is enhanced by two skylights, rear aspect windows overlooking the garden and double doors opening directly onto rear garden decking area. A separate utility room completes the ground floor accommodation.

A recently installed practical utility room offers ample fitted storage and space for both a washing machine and dryer, while a modern downstairs cloakroom features a low-level wc and wash basin.

First Floor – solid oak flooring and plantation shutters throughout.

The first floor hosts an impressive master bedroom which benefits from fitted wardrobes, woodland views and a modern en suite shower room. There are three further generous double bedrooms (one with fitted wardrobes) and a well-appointed modern family bathroom, ensuring ample space for a growing family.

Floor – solid oak flooring and plantation shutters throughout.

Externally – The property's frontage offers a block-paved driveway providing ample off-street parking. The remainder of the front garden consists of a mature flower garden and grass lawn, creating an attractive approach. To the rear, the garden is a particular feature of the property, comprising a decked area adjoining the kitchen/diner as well as the large through lounge-perfect for al fresco dining-leading to a lawn with mature flower and shrub borders. External power socket and water tap present. Towards the end of the garden is a further elevated patio seating area surrounded by raised flower beds and mature shrubs creating an attractive entertaining area with extensive woodland views. A detached garage with single gate road access and providing generous storage capacity completes the rear garden. Double gate access could be reinstated if required.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of





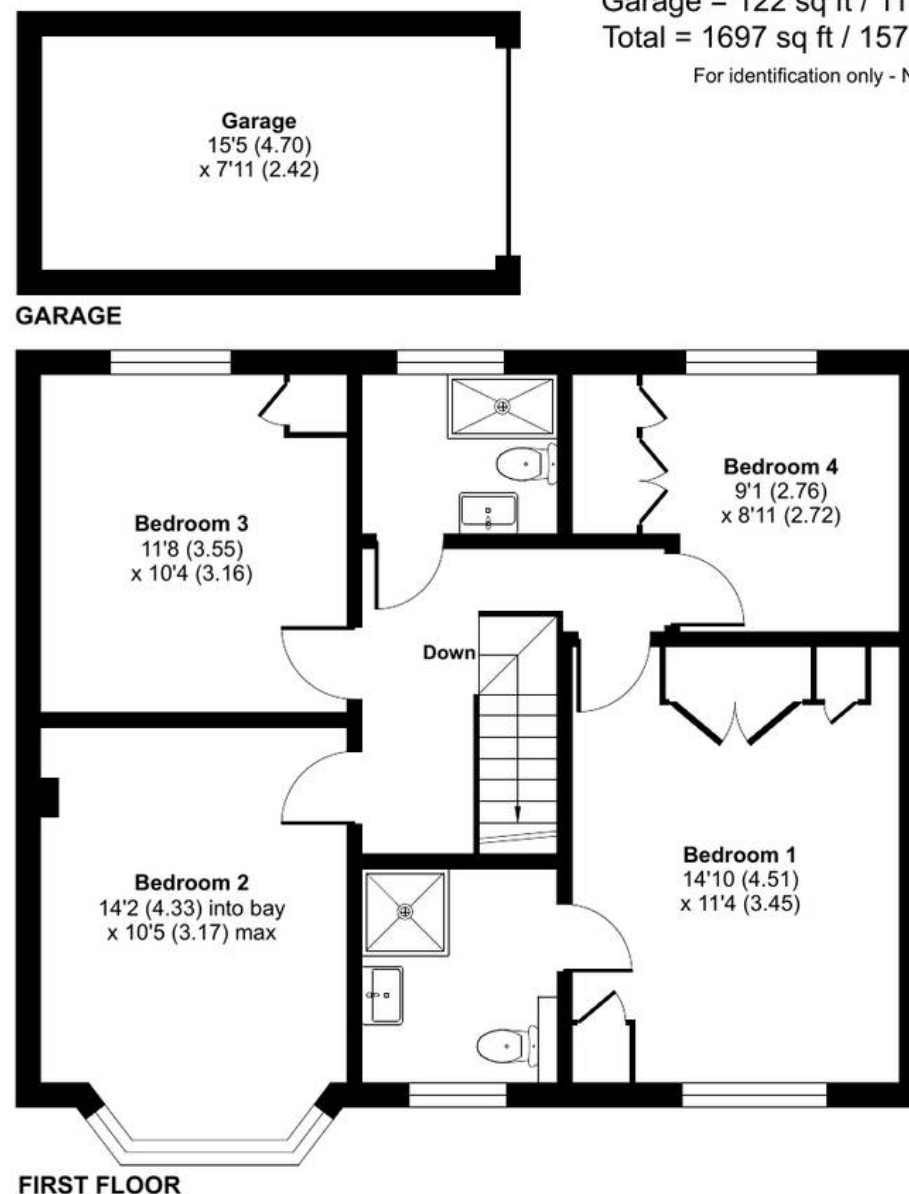
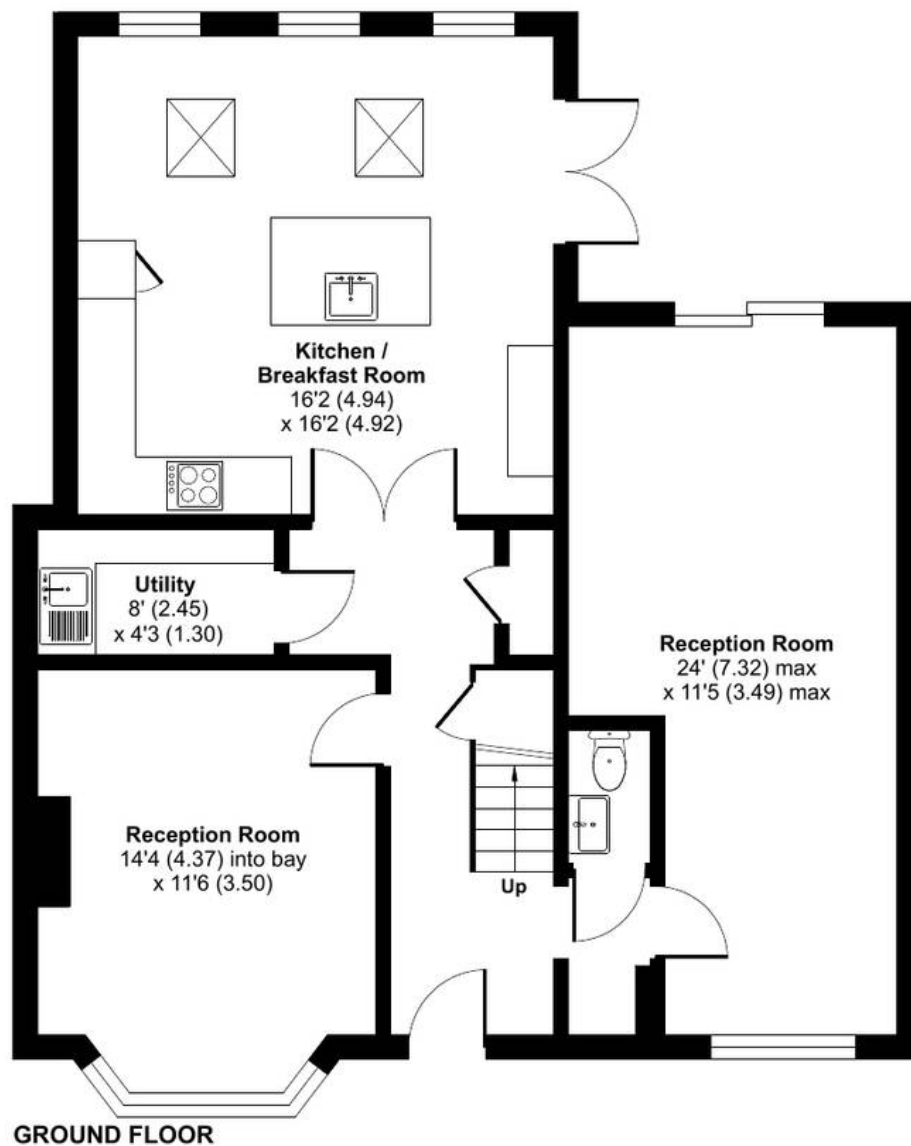
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Approximate Area = 1575 sq ft / 146.3 sq m

Garage = 122 sq ft / 11.3 sq m

Total = 1697 sq ft / 157.6 sq m

For identification only - Not to scale





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