



Ellenbridge Way, South Croydon - CR2 0EU

Guide Price £700,000





## 14 Ellenbridge Way

South Croydon, South Croydon

Park & Bailey are delighted to offer this charming three-bedroom detached family home, located on a highly sought-after residential road. This property boasts spacious living areas, modern amenities, and a lovely garden, making it perfect for families.

This property is perfect for families looking for a comfortable home in a desirable location, with spacious living areas and beautiful outdoor surroundings.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedroom Detached House
- Garage
- Nice rear views
- Utility Room
- Downstairs W/C
- Vendor Suited



## Ground Floor

- **Downstairs W/C:** Conveniently located for easy access.
- **Utility Room:** Provides additional storage and laundry facilities.
- **Large L-Shaped Lounge Diner:** A spacious area perfect for family living and entertaining.

## First Floor

- **Bedrooms:** Three good-sized bedrooms, providing ample space for a family.
- **Family Bathroom:** Well-equipped to serve the household.

## Exterior

- **Raised Decking:** Accessible from both the kitchen and lounge, featuring lovely views overlooking the woodlands.
- **Garden:** Includes mature shrubs and lawned areas, offering a serene and picturesque outdoor space.

Ellenbridge Way is a residential street located in South Croydon, which is part of the London Borough of Croydon in South London, England. South Croydon is situated to the south of the central Croydon area and is known for its suburban character, offering a mix of housing, green spaces, and local amenities. Here are some key points about the area: **Transportation:** South Croydon is well-connected by public transport. South Croydon Railway Station and Purley Oaks Railway Station are the nearest train stations to Ellenbridge Way, offering services to central London and other destinations. Additionally, there are several bus routes that serve the area. **Amenities:** The area features a range of local amenities including shops, restaurants, and schools. The central Croydon area, which is not far from South Croydon, provides a larger selection of shopping, dining, and entertainment options. **Green Spaces:** South Croydon is known for its green spaces and parks, such as Croham Hurst Woods, which is a popular spot for walking and outdoor activities. Lloyd Park is another significant green space nearby. **Education:** There are several schools in the vicinity, catering to different age groups and educational needs. **Housing:** The housing in Ellenbridge Way and the surrounding area is primarily residential, consisting of a mix of detached and semi-detached houses, as well as some apartment buildings. **Community:** South Croydon has a community-oriented feel with various local events and activities taking place throughout the year. Overall, Ellenbridge Way in South Croydon offers a suburban lifestyle with good connectivity to the broader London area.



# Ellenbridge Way, South Croydon, CR2

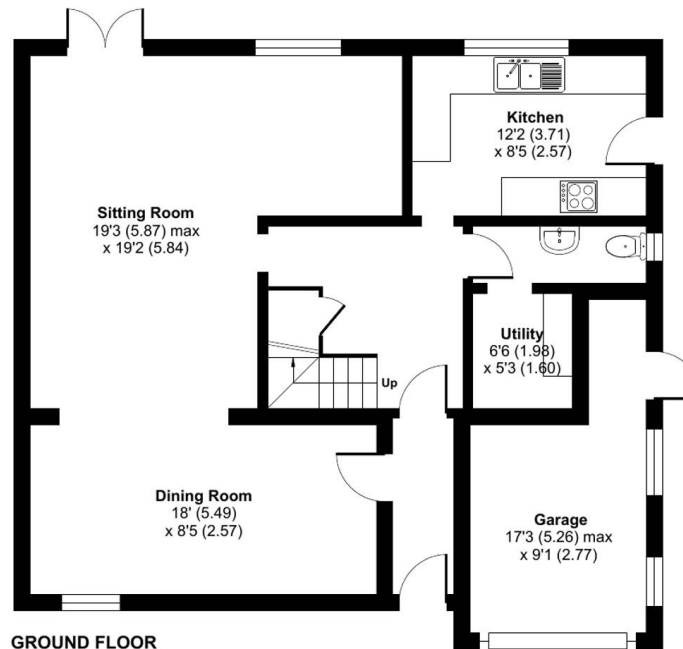
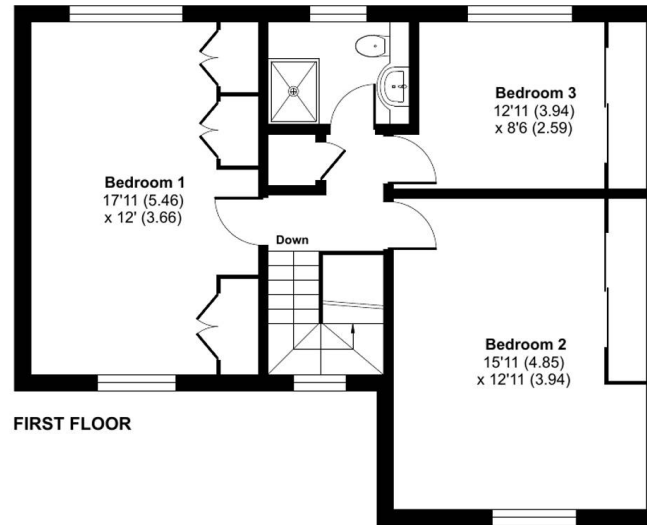


Approximate Area = 1453 sq ft / 134.9 sq m

Garage = 119 sq ft / 11 sq m

Total = 1572 sq ft / 145.9 sq m

For identification only - Not to scale





## Park & Bailey Warlingham

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