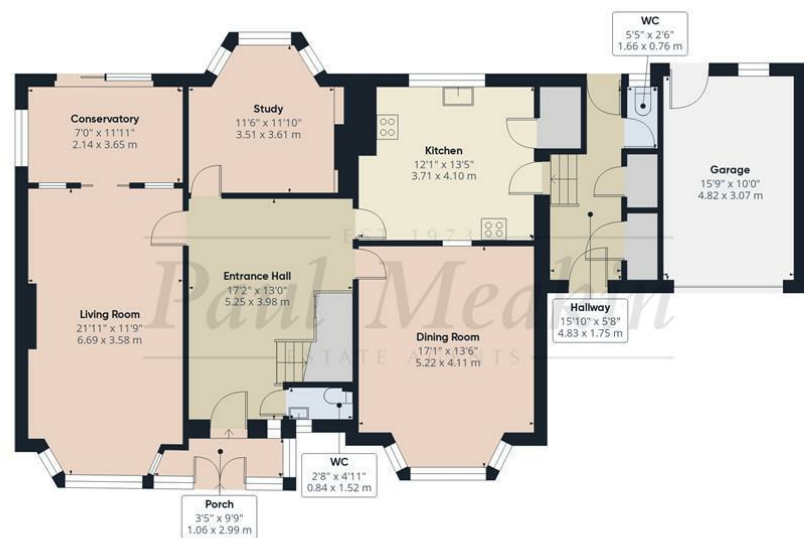




Ground Floor



Floor 1

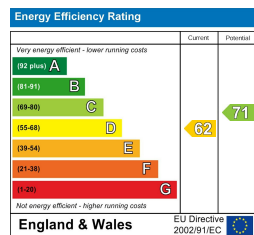
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Approximate total area⁽¹⁾
2355 ft²
218.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Porch
3'5" x 9'9" (1.06 x 2.99)

Entrance Hall
17'2" x 13'0" (5.25 x 3.98)

WC

Living Room
21'11" x 11'8" (6.69 x 3.58)

Conservatory
7'0" x 11'11" (2.14 x 3.65)

Study
11'6" x 11'10" (3.51 x 3.61)

Kitchen
5'7" x 13'5" (1.71 x 4.10)

Dining Room
17'1" x 13'5" (5.22 x 4.11)

Hallway
15'10" x 5'8" (4.83 x 1.75)

WC

Garage
15'9" x 10'0" (4.82 x 3.07)

Landing
6'10" x 16'4" (2.09 x 4.99)

Bedroom One
16'7" x 13'8" (5.06 x 4.18)

Ensuite Shower room
3'10" x 9'9" (1.19 x 2.99)

Bedroom Two
16'4" x 9'10" (5.00 x 3.00)

Bedroom Three
13'0" x 11'10" (3.98 x 3.62)

Bathroom
9'3" x 12'11" (2.82 x 3.94)

Bedroom Four
8'4" x 13'5" (2.56 x 4.10)

Bathroom
6'11" x 4'10" (2.11 x 1.48)

Upstairs WC
2'11" x 4'11" (0.89 x 1.52)

Garden

TAX BAND: G

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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£1,100,000 Croham Manor Road, South Croydon, CR2 7BE



Set on the sought-after Croham Manor Road, this impressive 1920s detached family home spans 2,355 sq ft and has been cherished by the same family for 60 years. With its timeless charm and spacious layout, it's a rare find in South Croydon.

Upon entering, you are greeted by an impressive reception area that sets the tone for the rest of the home. The property boasts four reception rooms, providing ample space for family gatherings and entertaining guests. The bright and spacious kitchen is perfect for culinary enthusiasts, offering a welcoming environment for family meals.

The first floor features four generously sized bedrooms, complemented by three well-appointed bathrooms, ensuring comfort and convenience for all family members. The landscaped grounds provide a delightful outdoor space, ideal for children to play or for hosting summer barbecues.



With an in-and-out driveway, parking is a breeze, and the potential for further extension, subject to planning permission, allows for the possibility of tailoring the home to your specific needs. Overlooking the Whitgift Cricket Field, this property is situated in a desirable location, close to excellent local schools, making it an ideal choice for families.

This home is not just a property; it is a canvas for your imagination, offering the chance to create your forever home in a fantastic setting. Don't miss out on this exceptional opportunity to invest in a wonderful family residence in South Croydon.

- Chain Free
- Substantial five bedroom detached family home
- Impressive reception hall
- Four further reception rooms
- Four large bedrooms
- Three bathrooms
- Landscaped grounds
- In out drive way
- Garage
- Scope to extend STPP

