

The Barn, 64 Croham Manor Road, South Croydon

Offers in Excess of £900,000 Freehold

ShineRocks
PROPERTY AGENTS

The Barn, 64 Croham Manor Road

South Croydon

'The Barn' was built in the circa 1930's, a fine detached character four bedroom, two bath/shower room, two/three reception room, 'Chapman House', offering a wealth of original 'arts and craft' features.

Surrounded by mature gardens to four sides offering extension potential (STPP), approached via a private sweeping driveway, locally listed within a conservation area.

Located opposite Croham Hurst Woods as well as being within walking distance of South Croydon railway station. The gardens are a particular feature with the plot measuring approximately 152' x 90', with an 80' frontage.

- A UNIQUE AND PRETTY FOUR BEDROOM DETACHED FAMILY HOME, WHICH HAS FEATURED OVER THE YEAR ON SHINEROCKS WEBSITE AND THE FRONT COVER OF SEVERAL OF OUR MAGAZINES
- LOCALLY LISTED IN CONSERVATION AREA ALMOST OPPOSITE CROHAM HURST WOODS, THERE IS AN LAPSED PLANNING PERMISSION GRANTED IN 2019 TO EXTEND OVER THE GARAGE AREA
- TWO BATH/SHOWER ROOMS
- TWO/THREE RECEPTION ROOMS
- PRIVATE DRIVEWAY WITH MATURE SECLUDED GARDENS SURROUNDING THE PROPERTY
- WALKING DISTANCE OF SOUTH CROYDON STATION & SANDERSTEAD STATIONS
- COUNCIL TAX BAND - G (Croydon Council - £4,333.18)
- EPC RATING - D







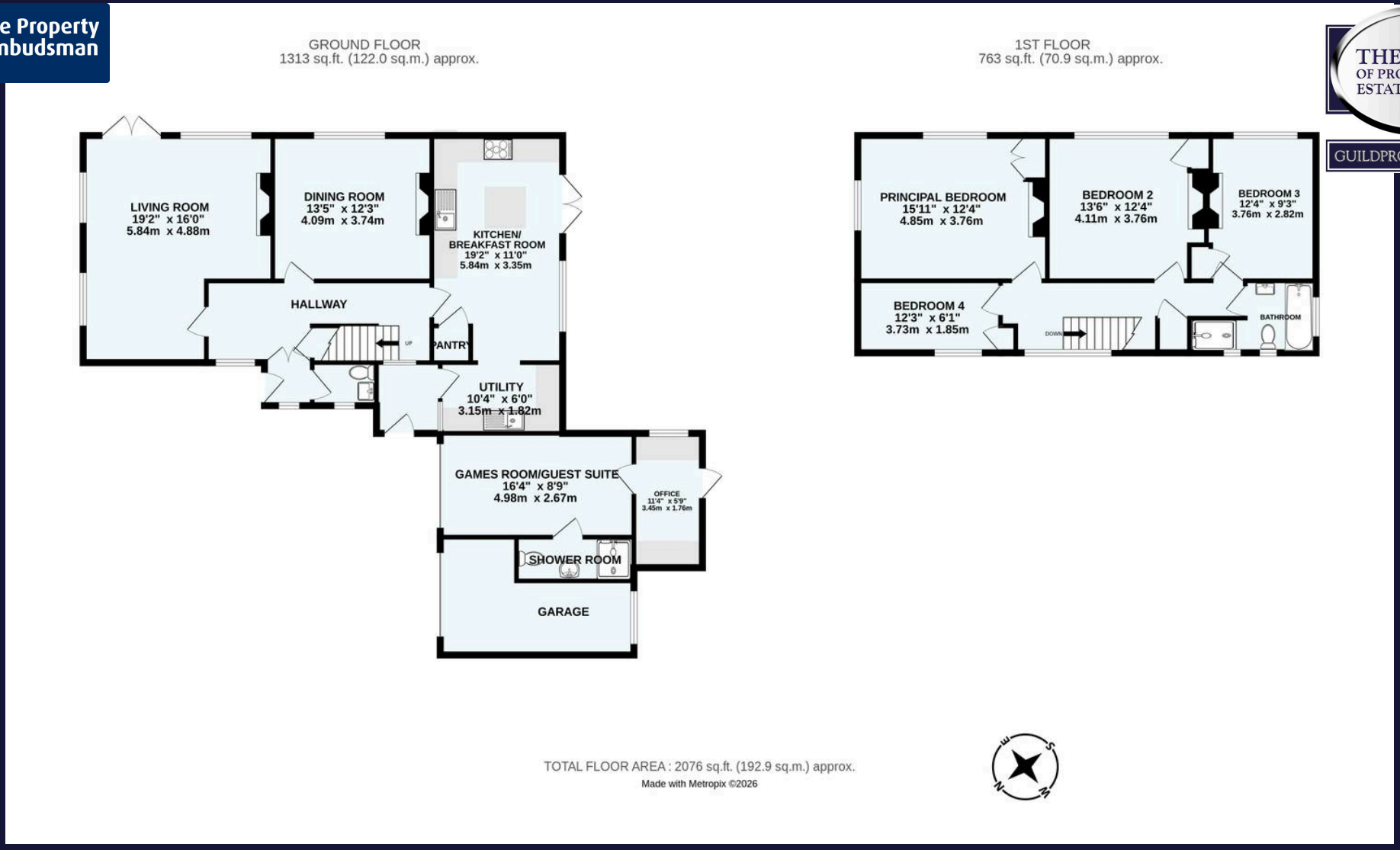







GET NAKED





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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.