



Approximate total area<sup>m</sup>  
 1651 ft<sup>2</sup>  
 153.4 m<sup>2</sup>  
 Balconies and terraces  
 56 ft<sup>2</sup>  
 5.2 m<sup>2</sup>



(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

**£875,000** Downsway, South Croydon, CR2 0JB

- CHAIN FREE Beautifully refurbished four-bedroom detached family home
- Stunning open-plan kitchen, breakfast and dining area
- Bright and spacious separate living room
- Luxury family bathroom with freestanding bath and separate shower
- Garden cabin/guest suite with WC
- WATCH the full marketing video!
- Stylish principal bedroom with modern en-suite shower room
- Three further bedrooms including ideal home office/fourth bedroom
- Landscaped south-easterly facing rear garden
- Short walk to Purley Oaks and Sanderstead Stations and well-regarded local schools

'Chain Free' An attractive and beautifully refurbished four-bedroom detached family home, superbly positioned in a sought-after residential location close to excellent schools and transport links.

The ground floor offers well-balanced living accommodation, including a welcoming entrance hall, a bright and spacious living room, and a stunning open-plan kitchen/breakfast room which flows seamlessly into a generous dining area. This impressive space forms the true heart of the home and overlooks the beautifully landscaped sunny rear garden, creating a perfect setting for both family life and entertaining. A useful utility/cloakroom and garage complete the ground floor.

Upstairs, the property continues to impress with a superb principal bedroom featuring a stylish en-suite shower room with underfloor heating. There are two further well-proportioned double bedrooms, a beautifully appointed family bathroom with freestanding bath and separate shower, and a fourth bedroom which is ideal as a nursery, study, or home office.

Externally, the landscaped rear garden enjoys a south-easterly aspect and provides a peaceful outdoor retreat. To the rear of the garden, set among fruit trees, is a versatile garden cabin currently used as a guest suite, complete with its own cloakroom and use of an eco-toilet, making it perfect for visitors, a home office or gym.

To the front, the property benefits from a driveway providing off-street parking along with access to the garage.

Downsway is located just off Purley Oaks Road, which in turn connects to Sanderstead Hill and Purley Downs Road. The property is within a short walk of Purley Oaks and Sanderstead stations, offering fast services into London. The area is also well served by highly regarded schools for all ages, including The Ridgeway Primary School and Riddlesdown Collegiate and is close to the beautiful open green space of Purley Beeches and Wetheren Tree Gardens.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A	79
B	61
C	
D	
E	
F	
G	

England & Wales EU Directive 2002/91/EC

**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 and 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

