

## Dornton Road, South Croydon, CR2

Offers Over £950,000

4 1 3



Please Quote Ref TH0310 For All Enquiries - Ideally located in a prime South Croydon location, this characterful four/five bedroom detached family home boasting an attractive mature private garden, off street parking, and no onward chain. Located within easy reach of Croydon town centre, excellent transport links and a hive of vibrant amenities, the property provides a blend of character appeal and modern design – the perfect home for modern family life, with excellent schools just a short distance away.

Features include beautiful wood flooring, gas central heating via cast iron radiators, tall shuttered windows, part double glazing, and inbuilt storage including a basement cellar area.



Arranged over three floors and enjoying a wealth of original features, the property features two stunning reception rooms, additional rear aspect conservatory with garden views, and a well equipped eat-in kitchen/breakfast room to the ground floor, as well as a useful guest WC and lean-to-utility area. High ceilings with ornate coving and detail, together with feature fireplaces, create an elegant setting, with light and airy rooms providing excellent space for all the family.

To the first floor, there are three generously sized bedrooms - including a large principal bedroom made up of a bedroom and bonus lounge area which could easily be converted back to two bedrooms - and a luxurious shower room.

To the second floor there is an additional double bedroom, as well as a large loft area with versatile appeal.

Externally, the garden is laid mainly to lawn, with well stocked borders, patio area for al fresco dining, and mature planting, whilst a driveway to the front of the property offers space for off street parking.

Within easy access of both South and East Croydon stations, as well as Tramlink from Lloyd Park and numerous regular bus routes, the property enjoys an excellent residential South Croydon location. Croydon town centre is within a short distance, providing shopping and leisure facilities, with South Croydon's 'Restaurant Quarter' within walking distance for an abundance of restaurants and eateries. The area is also well served by excellent schools, beautiful open spaces and golf courses.





## Key Features

- Please Quote Ref TH0310 For All Enquiries
- Fantastic South Croydon Location
- Three Stunning Reception Rooms
- Family Shower Room and Guest WC
- No Onward Chain
- Beautiful Four/Five Bedroom Detached House (2,404 Sq.Ft)
- Period Elegance and Modern Interiors
- Well Equipped Eat-In Kitchen/Breakfast Room plus Utility/Lean-To
- Mature Private Garden and Off Street Parking
- Close to Transport Links, Schools and Amenities

### Approximate Gross Internal Area 2404 sq ft - 223 sq m

Basement Area 149 sq ft – 14 sq m

Ground Floor Area 1081 sq ft – 100 sq m

First Floor Area 669 sq ft – 62 sq m

Second Floor Area 505 sq ft – 47 sq m

