# 6 Witherby Close, Croydon

£775,000 Freehold

ShineRocks
PROPERTY AGENTS

# 6 Witherby Close

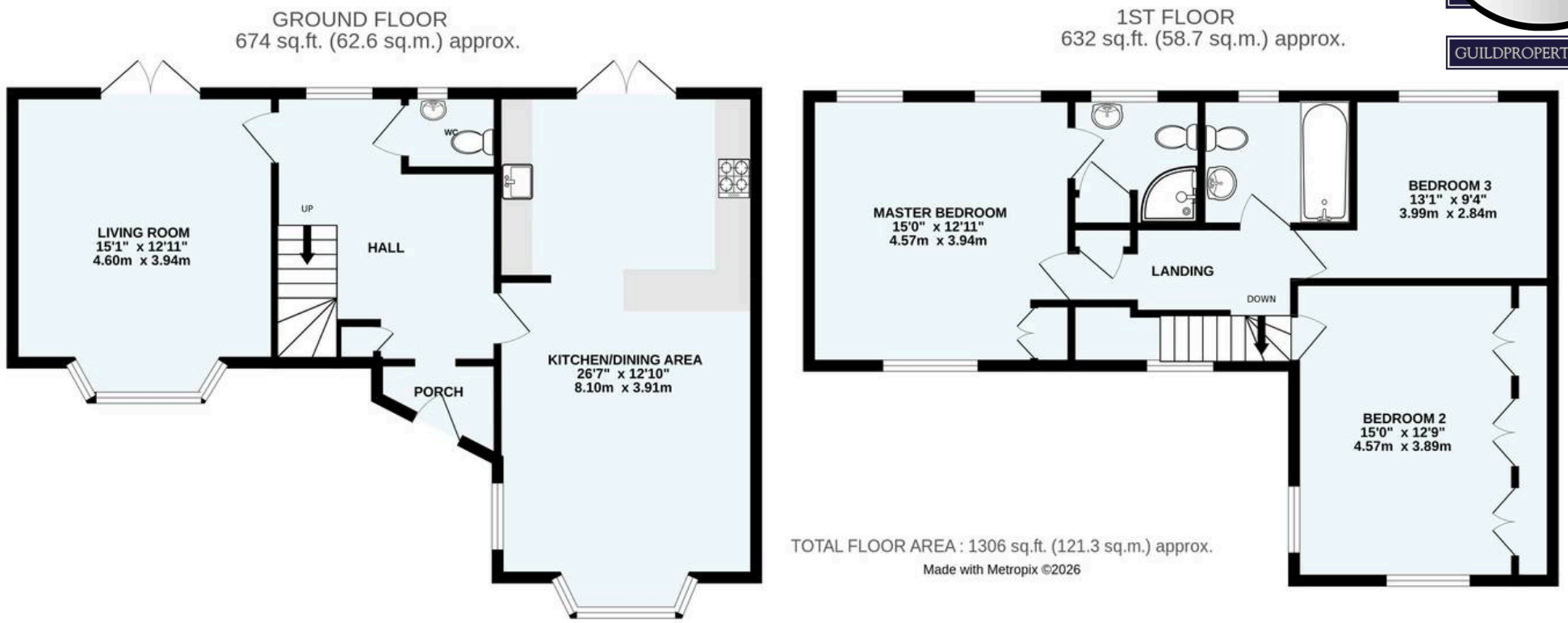
## Croydon

Built in the 1930's, a pretty double fronted, detached character three bedroom, two bath/shower room, one/two reception room family residence, having been much improved by the current owners.
Spacious reception hall, WC, double aspect living room bay window overlooking front garden and French doors to large rear paved patio, fully fitted kitchen/breakfast room with French doors to rear garden, open plan to dining/breakfast room with bay window overlooking pretty front garden.

Staircase to galleried landing with windows overlooking front garden, principal bedroom with en suite, three further bedrooms, family bathroom. Front garden, bordered to the road by a dwarf wall with pillared entrance to driveway leading to garage.

Westerly aspect secluded rear garden with paved terrace leading to level lawn. The property offer extension potential subject to planning permission.

- THREE BEDROOM DETACHED FAMILY RESIDENCE SITUATED ON A WIDE LEVEL PLOT
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM + DUAL ASPECT LIVING ROOM
- TWO BATH/SHOWER ROOMS
- SECLUDED WESTERLY ASPECT REAR GARDEN
- THE PROPERTY IS SITUATED IN A MUCH SOUGHT AFTER CUL DE SAC LOCATION AND OFFERS EXTENSION POTENTIAL STPP
- WALKING DISTANCE OF TRAM STOP, SOUTH CROYDON & EAST CROYDON STATIONS
- CROYDON COUNCIL TAX BAND - F (£3,755.42)
- EPC RATING - D





# ShineRocks Estate Agents

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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.