

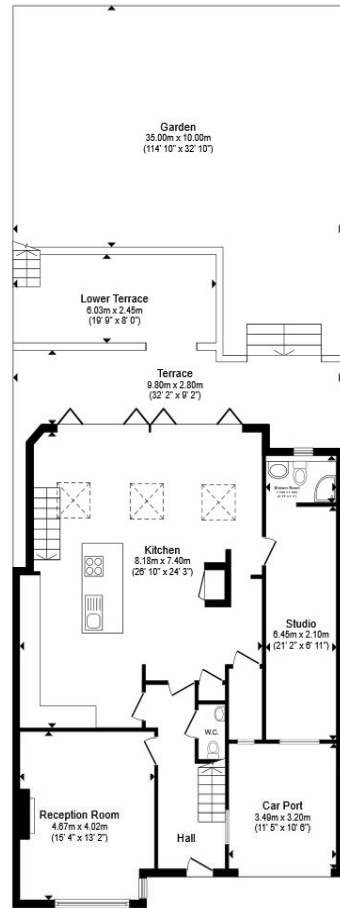


**Farley Road, South Croydon CR2 7NP**

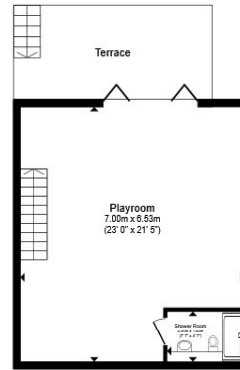
**welcome to**  
**Farley Road, South Croydon**

A beautifully presented semi-detached family home featuring a stunning open-plan kitchen, dining and living space, separate reception room, studio, three bedrooms, loft playroom with shower room, off-street parking and a large, landscaped garden with terrace.





**Ground Floor**



**First Floor**



Situated on the sought-after Farley Road, this impressive semi-detached home offers versatile accommodation arranged over three floors. The standout feature is the stunning open-plan kitchen, dining and family room, flooded with natural light from skylights and bi-fold doors opening onto a large terrace and secluded rear garden.

The ground floor also includes a separate reception room, a useful studio, cloakroom and car port.

Upstairs are three well-proportioned bedrooms and a modern family bathroom, while the loft has been converted into a generous playroom with an adjoining shower room, offering flexible space for a home office, games room or guest accommodation.

Outside, the property benefits from ample off-street parking to the front, a substantial rear garden and excellent outdoor entertaining space. Conveniently located for South Croydon's amenities, transport links and well-regarded schools, this is a superb family home offering both space and flexibility

Total floor area 199.2 m<sup>2</sup> (2,144 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**

## **Farley Road, South Croydon**

- Impressive semi-detached residence on sought-after Farley Road.
- Exceptional open-plan living space.
- Flexible accommodation including studio and loft playroom.
- Extensive rear garden with sun terrace and garden room.
- Driveway parking and excellent access to schools and transport links.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers in excess of

**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SCS108441 - 0003

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