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2 Barnards Place, South Croydon - CR2 6DZ

In Excess of £850,000





2 Barnards Place

South Croydon

An impressive extended five-bedroom detached family home offering spacious and versatile accommodation, including a potential annex, double garage, ample parking and a generous level rear garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Impressive five-bedroom detached family home
- Extended by the current owners
- Spacious and versatile family accommodation
- Potential downstairs bedroom/annex with en-suite
- Three reception areas plus separate study
- Double-aspect kitchen open plan to dining area
- Principal bedroom with fitted wardrobes and en-suite
- Four further bedrooms with fitted wardrobes to bedrooms two and three



**FIVE BEDROOM DETACHED FAMILY HOME | EXTENDED BY THE CURRENT OWNERS |
THREE RECEPTION AREAS | DOWNSTAIRS BEDROOM/ANNEX POTENTIAL | THREE
BATHROOMS | DOUBLE ASPECT KITCHEN/DINING ROOM | STUDY | DOUBLE GARAGE
| OFF-STREET PARKING | LEVEL REAR GARDEN**

Park & Bailey are delighted to offer this impressive five-bedroom detached family home, which has been thoughtfully extended by the current owners to create spacious and versatile accommodation ideally suited to modern family living.

The property is approached via a spacious entrance hall with a downstairs cloakroom. Double doors open into the first of the reception rooms, a bright double-aspect room with a window overlooking the front aspect and double-glazed French doors opening directly onto the rear garden.

Further double doors lead through to the extended reception room, which is another generous double-aspect room with double height vaulted ceiling. This versatile space benefits from double doors opening onto the rear garden, a window overlooking the front and a further door providing separate access to the front garden. The room also benefits from an en-suite shower room, making it particularly suitable for use as a downstairs bedroom, guest suite or self-contained annex, subject to the requirements of the new owner.

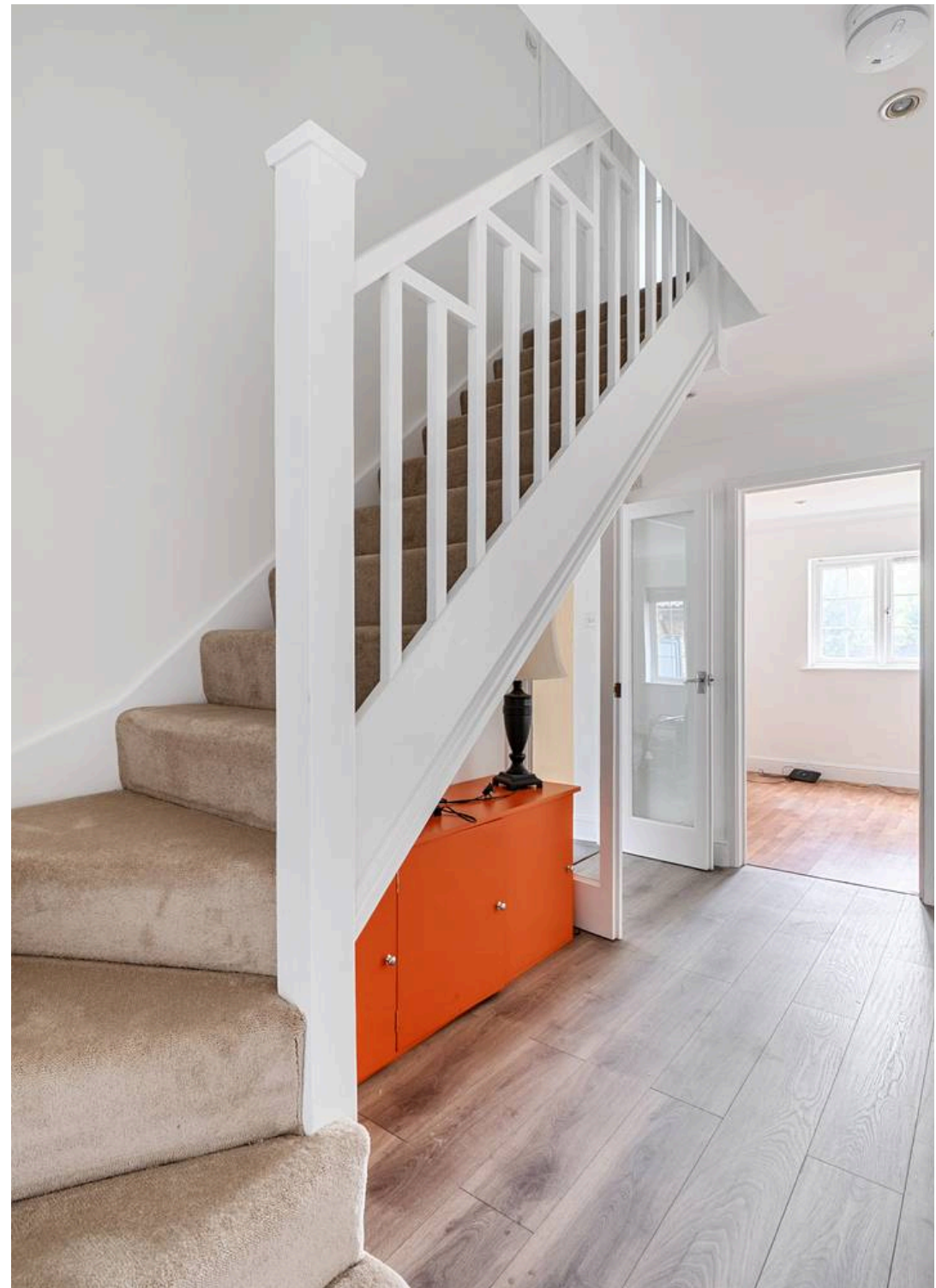
The kitchen is a generous double-aspect room and is open plan to the dining area, creating an excellent space for family dining and entertaining. The kitchen is fitted with a range of base and eye-level units together with a comprehensive range of appliances, including a Neff four-burner gas hob, Neff double oven, dishwasher, washing machine and dryer. Windows overlook both the front and rear aspects, while a door provides direct access to the rear garden.

A separate study completes the ground floor accommodation, providing an ideal home-working space.

To the first floor, the principal bedroom is a generous double bedroom with a wall of fitted wardrobes with sliding doors, together with an en-suite shower room. Bedrooms two and three are also good-sized double bedrooms and both benefit from fitted wardrobes. There are two further single bedrooms, providing excellent flexibility for children, guests or additional home-working space.

The family bathroom is particularly well appointed and comprises a bath with shower over, twin sinks set within a marble surround and WC.

Outside, the front of the property is approached via a gravel driveway providing



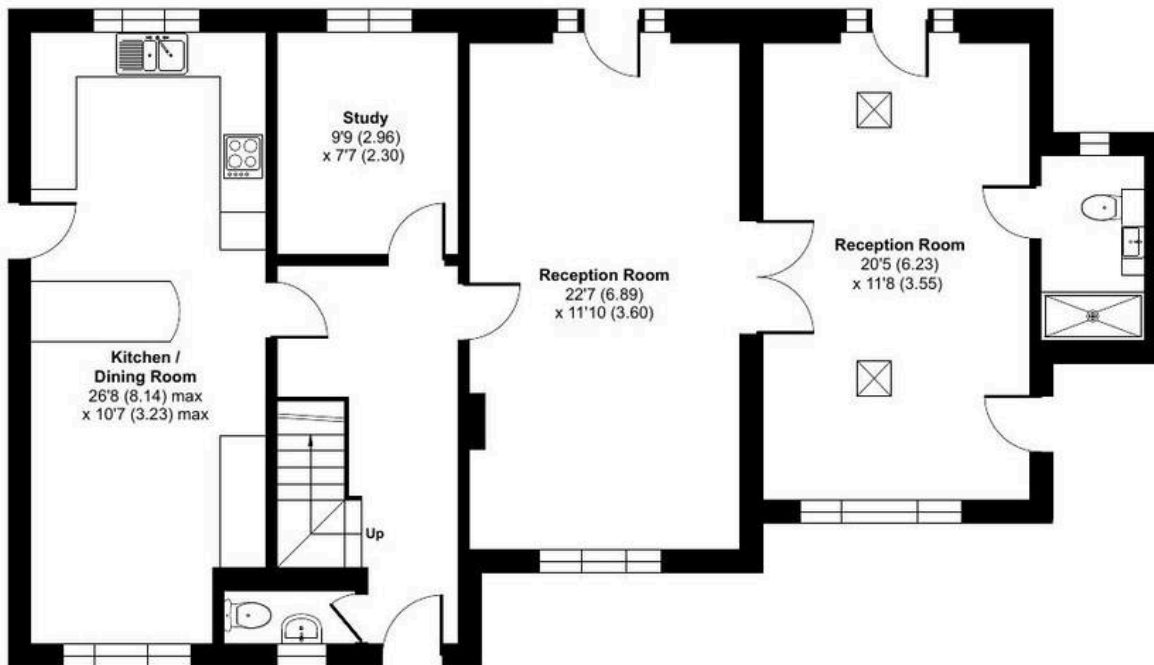
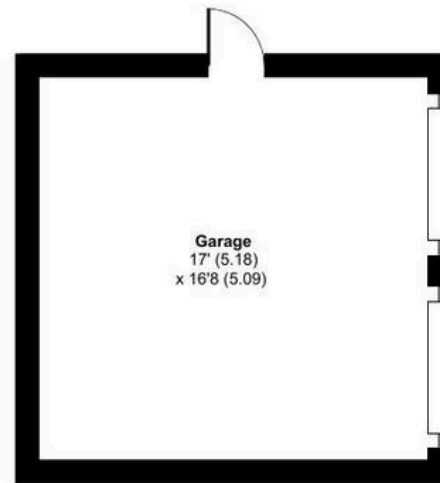
Barnards Place, South Croydon, CR2

Approximate Area = 1787 sq ft / 166 sq m

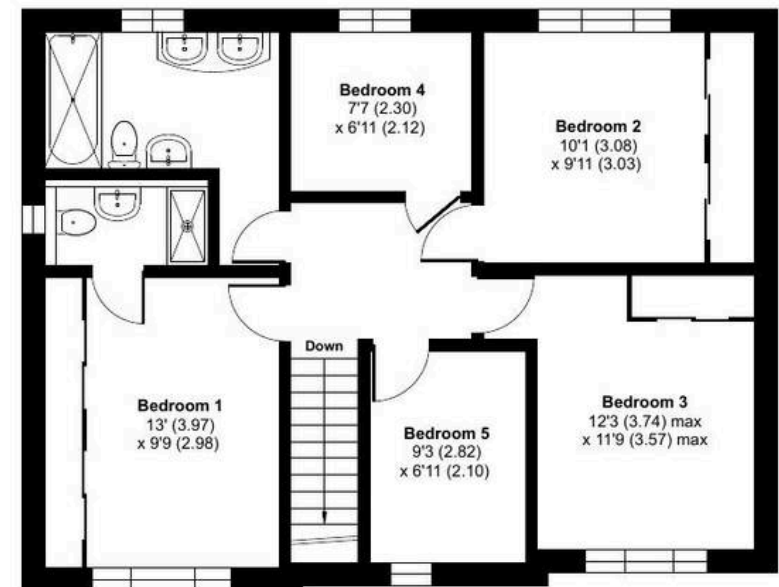
Garage = 284 sq ft / 26.3 sq m

Total = 2071 sq ft / 192.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Park & Bailey Warlingham

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