



EST 1973
Paul Meakin £1,100,000 Croham Manor Road, South Croydon, CR2 7BE
 ESTATE AGENTS



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 2355 ft²
 218.8 m²

(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

- Chain Free
- Impressive reception hall
- Four large bedrooms
- Landscaped grounds
- Garage
- Substantial five bedroom detached family home
- Four further reception rooms
- Three bathrooms
- In out drive way
- Scope to extend STPP

Set on the sought-after Croham Manor Road, this impressive 1920s detached family home spans 2,355 sq ft and has been cherished by the same family for 60 years. With its timeless charm and spacious layout, it's a rare find in South Croydon.

Upon entering, you are greeted by an impressive reception area that sets the tone for the rest of the home. The property boasts four reception rooms, providing ample space for family gatherings and entertaining guests. The bright and spacious kitchen is perfect for culinary enthusiasts, offering a welcoming environment for family meals.

The first floor features four generously sized bedrooms, complemented by three well-appointed bathrooms, ensuring comfort and convenience for all family members. The landscaped grounds provide a delightful outdoor space, ideal for children to play or for hosting summer barbecues.

With an in-and-out driveway, parking is a breeze, and the potential for further extension, subject to planning permission, allows for the possibility of tailoring the home to your specific needs. Overlooking the Whitgift Cricket Field, this property is situated in a desirable location, close to excellent local schools, making it an ideal choice for families.

This home is not just a property; it is a canvas for your imagination, offering the chance to create your forever home in a fantastic setting. Don't miss out on this exceptional opportunity to invest in a wonderful family residence in South Croydon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

