

Woodstock Road, East Croydon, CR0

Guide Price £900,000 - £950,000

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Please Quote Ref TH0310 For All Enquiries – GUIDE PRICE £900K - £950K - Beautiful five bedroom semi detached house (2,628 Sq.Ft) with basement cellar and charming landscaped garden, superbly located in a sought after Chatsworth Road Conservation Area location. The property offers expansive, bright and spacious accommodation, beautifully maintained and elegantly appointed, with enormous period appeal. Flowing living space with stylish interiors is further enhanced by character features including high ceilings, original restored fireplaces and ornate detailing, with further potential for extension, subject to the normal planning consents. Features include an inviting front aspect reception room, impressive open plan kitchen/diner/



family room with doors onto the garden, two bath/shower rooms (one en-suite) plus guest WC and utility, gas central heating, and quality floor coverings.

Accommodation comprises entrance hall with stunning encaustic cement tiled flooring and staircases to both the lower basement and to the first floor. The hallway itself leads first into the front aspect reception room with attractive bay window, feature fireplace and ample space for relaxing and entertaining. To the rear of the property, the open plan kitchen/diner/family room provides superb family living space, with rear bay and door spilling out onto the garden – ideal for al fresco dining. The kitchen area itself comprises a modern range of matching units with work surfaces incorporating inset sink unit, double width hob and two ovens with modern extractor, and further space for appliances. A separate utility provides additional work and appliance space. To the first floor, there are five well proportioned bedrooms – one en-suite - plus a family bathroom with modern suite.

The property is located within just a short walk of East Croydon station (approx. 7–8 minute walk) with superb connections into Central London as well as to Gatwick and the South Coast. High frequency services include London Bridge (13 mins), London Victoria (15 mins), Clapham Junction (9 mins), Gatwick Airport (14 mins) and direct routes to Farringdon (Thameslink / Elizabeth Line interchange), Brighton, Cambridge and Bedford.

The Tramlink service also offers excellent links to Wimbledon and Beckenham.

Croydon town centre is also just a short distance away offering a selection of branded shopping, bars, restaurants and leisure facilities, and the area is well served by attractive open spaces.

The area is also well served by excellent schools, with Woodstock Road being within the catchment area for Park Hill Infants and Junior Schools (both Ofsted Outstanding, and within easy reach of Wilson's School (and other Sutton grammars), Whitgift, Trinity and Royal Russell.

Viewings are highly recommended.



Key Features

- Please Quote Ref TH0310 For All Enquiries
- Beautiful Five Bedroom Semi Detached House (2,628 Sq.Ft)
- Sought After East Croydon Location
- Period Appeal and Elegance
- Stunning Open Plan Kitchen/Diner/Family Room and Separate Utility
- Inviting Front Aspect Reception
- Two Bath/Shower Rooms plus Guest WC
- Landscaped Garden
- Close to East Croydon Station with High Frequency Services
- Easy Access Town Centre and Excellent Schools

Approximate Gross Internal Area 2628 sq ft - 244 sq m

Basement Area 201 sq ft - 19 sq m
Ground Floor Area 966 sq ft - 90 sq m
First Floor Area 961 sq ft - 89 sq m
Loft Area 500 sq ft - 46 sq m

