

Smock Walk, Croydon

£475,000







Smock Walk

Croydon

“When I first took on this property, I didn’t simply want to make it look good for a sale. I had a very specific vision for it. My intention was to create a home that could eventually be used as supported accommodation or a children’s home, so I approached the refurbishment very differently from someone simply renovating a property to put it back on the market.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Substantial refurbishment throughout, completed with care and attention to detail
- Versatile four/five-bedroom accommodation arranged over three floors
- Dedicated home office, ideal for remote working or professional use
- New consumer unit and upgraded electrical infrastructure
- Extensive interlinked fire alarm system
- Emergency lighting and fire-safety signage installed
- Window restrictors fitted to relevant upper-floor windows
- Contemporary interior with stylish finishes and durable flooring throughout
- Generous rear garden with timber storage shed
- Gated rear access to car parking, with potential for family living, investment or alternative accommodation use (subject to







Reception Room
13' 5" x 8' 0" (4.09m x 2.44m)

Staff Office
18' 1" x 9' 2" (5.51m x 2.79m)

Sun Room
12' 3" x 3' 9" (3.73m x 1.14m)

Kitchen
13' 1" x 10' 2" (3.99m x 3.10m)

Bedroom 1
14' 6" x 10' 6" (4.42m x 3.20m)

Bedroom 2
14' 2" x 10' 6" (4.32m x 3.20m)

Bedroom 3
11' 2" x 7' 0" (3.40m x 2.13m)

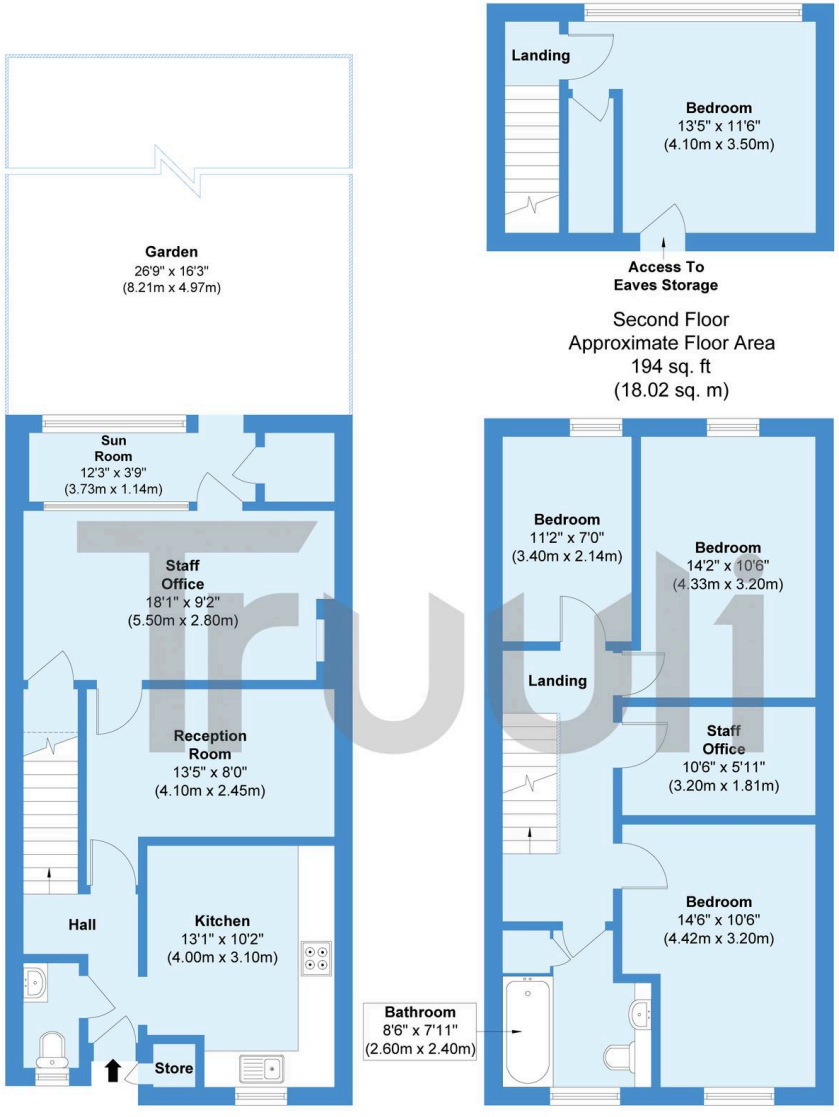
Staff Office
10' 6" x 5' 11" (3.20m x 1.80m)

Bathroom
8' 6" x 7' 11" (2.59m x 2.41m)

Bedroom 4
13' 5" x 11' 6" (4.09m x 3.51m)

Garden
26' 9" x 16' 3" (8.15m x 4.95m)

Smock Walk, CR0



Second Floor
Approximate Floor Area
194 sq. ft
(18.02 sq. m)

Ground Floor
Approximate Floor Area
578 sq. ft
(53.73 sq. m)

First Floor
Approximate Floor Area
601 sq. ft
(55.84 sq. m)

Approximate Gross Internal Area = 127.60 sq m / 1373 sq ft

This floor plan is not to scale and measurements and areas are approsimate and therefor snould be used for illustrative purposes only. maximum widths and lengths are represented on the floor plar. The plan has been prepared in accordance with the RICS Code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on fithereis any aspact of particular importance, you should carry out or commission your own inspection at the property.



Truuli

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