



Brading Road, Croydon
In Excess of **£550,000**



Brading Road

Croydon

Spacious extended home with self-contained garden annexe, four bedrooms, modern kitchen and great transport links. Ideal for families or multi-generational living. Sought-after Croydon location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- **Extended Four Bedroom Home:** Spacious and versatile accommodation arranged over three floors, ideal for growing or multi-generational families.
- **Two Reception Areas:** Features a bay-fronted reception room with underfloor heating, plus a large extended kitchen/dining room, also with underfloor heating.
- **Well-Presented Kitchen:** Comprises a centre island, matching wall and base units, in-built oven and hob with overhead extractor and space for appliances.
- **Three Bathrooms:** Includes an immaculate ground floor shower room, a first floor family bathroom and an en-suite shower room to the second floor primary bedroom.
- **Primary Bedroom Suite:** A well-proportioned second floor primary bedroom complete with its own private en-suite shower room.
- **Prime Location:** Conveniently situated within easy reach of Therapia Lane Tramlink, regular bus routes, Croydon town centre, Purley Way retail parks and a number of excellent local



Entrance hall

Living room

Dimensions: 11' 11" x 13' 5" (3.63m x 4.09m).

Reception room

Dimensions: 10' 6" x 15' 8" (3.20m x 4.78m).

Dining room

Dimensions: 7' 9" x 9' 7" (2.36m x 2.92m).

Extended Kitchen dining room

Dimensions: 11' 7" x 16' 2" (3.53m x 4.93m).

Bathroom

Dimensions: 6' 1" x 10' 1" (1.85m x 3.07m).

Bedroom one

Dimensions: 11' 0" x 16' 4" (3.35m x 4.98m).

Bedroom two

Dimensions: 10' 10" x 12' 5" (3.30m x 3.78m).

Shower room

Bedroom three

Dimensions: 6' 4" x 8' 11" (1.93m x 2.72m).

Bedroom four

Dimensions: 16' 8" x 19' 3" (5.08m x 5.87m).

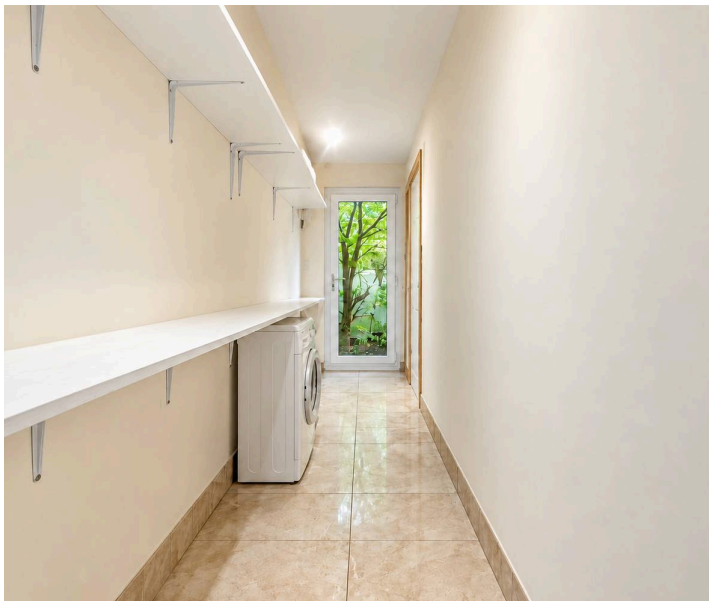
En-suite shower room

Dimensions: 4' 2" x 4' 11" (1.27m x 1.50m).

Garden

Dimensions: 12' 2" x 25' 0" (3.71m x 7.62m).

Annexe





Truuli

Truuli, Southbridge House, Southbridge Place, Croydon - CR0 4HA

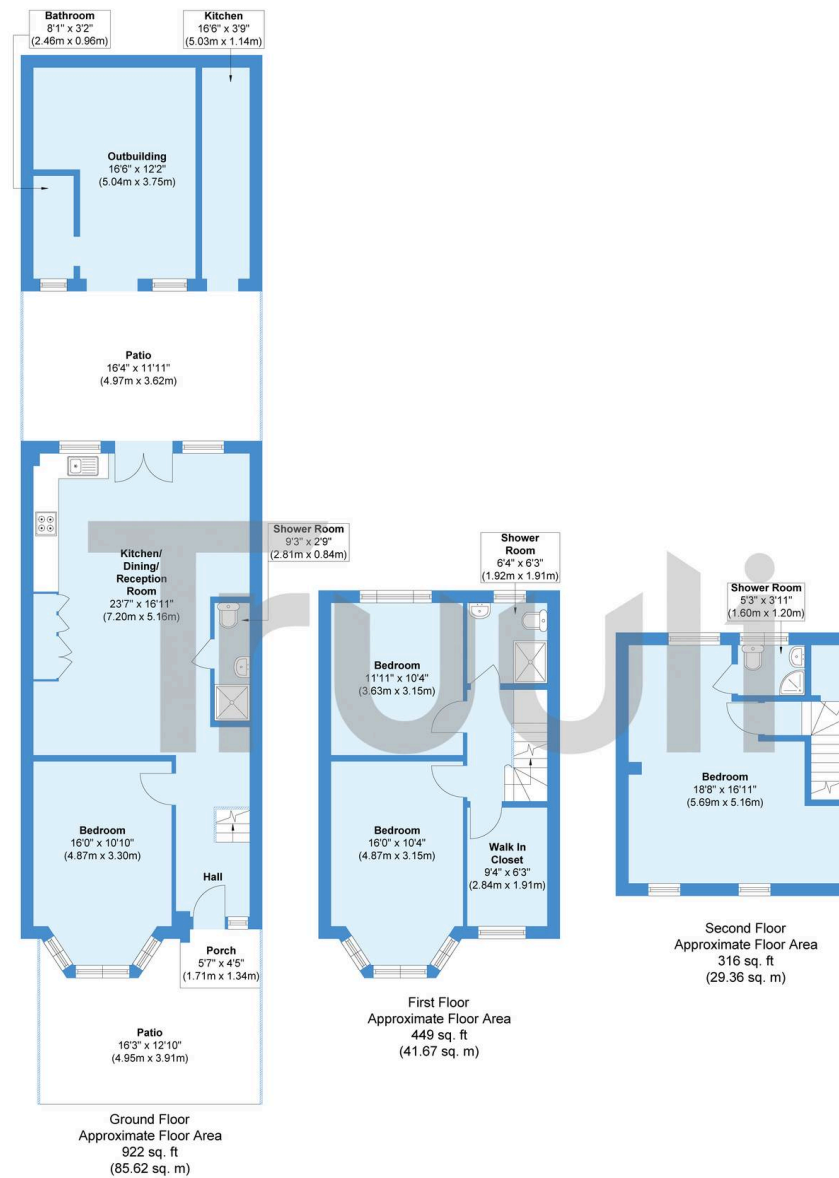
03300430002

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Brading Road, CR0



Approximate Gross Internal Area = 156.66 sq m / 1686 sq ft
(Including Outbuilding)
Outbuilding = 26 sq m / 280 sq ft

This floor plan is not to scale and measurements and areas are approximate and therefore should be used for illustrative purposes only. maximum widths and lengths are represented on the floor plan. 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 for any aspect of particular importance, you should carry out or commission your own inspection at the property.