



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Edgar Road | South Croydon | CR2 0NJ

£750,000

LOFT

Edgar Road | South Croydon | CR2
ONJ
£750,000

- Thoughtfully designed period semi-detached home with driveway
- Perfect balance of retained character with contemporary design including original fireplaces and ceiling roses throughout
- Envious open-plan kitchen/diner with high quality integrated appliances and parquet style Karndean flooring
- End-to-end lighting flows through the bay windows with the pretty addition of shutters
- Cosy lounge with direct access to the rear garden
- Bonus utility room and downstairs WC
- Three bedrooms to the first floor with a luxurious bathroom with free-standing bath
- Impressive loft extension with immaculate en-suite and larger than average dressing room
- Spacious outbuilding, offering opportunity convert to home office or gym
- Ideally situated within walking distance of Sanderstead and Purley Oaks train stations with great schools too



Where period charm meets modern quirks, this beautifully designed semi-detached home offers all the space and amenities you would need and is ready to move straight into!



Ground Floor

Entrance Hall

Kitchen/Diner

26'9 x 12'3 (8.15m x 3.73m)

Utility

5'9 x 5'8 (1.75m x 1.73m)

Downstairs WC

Lounge

16'4 x 12'0 (4.98m x 3.66m)

First Floor

Landing

Bedroom

16'8 x 12'4 (5.08m x 3.76m)

Bedroom

11'4 x 10'2 (3.45m x 3.10m)

Bedroom

15'6 x 11'9 (4.72m x 3.58m)

Bathroom

Second Floor

Bedroom

15'1 x 15'0 (4.60m x 4.57m)

En-suite

Dressing Room

17'3 x 9'0 (5.26m x 2.74m)

Outside

Driveway

Rear Garden

Outbuilding



Edgar Road, CR2

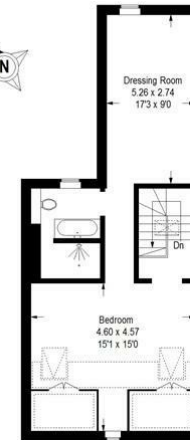
Approximate Gross Internal Area
(Excluding Outbuilding /
External Store)
179.5 sq m / 1932 sq ft



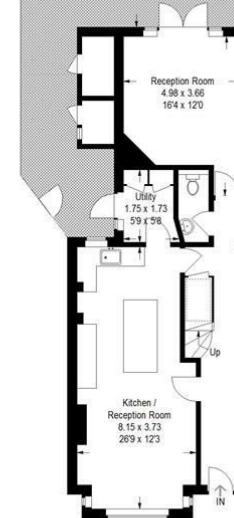
Reduced headroom
below 1.5 m / 5'0"

Outbuilding
6.55 x 2.44
216 x 80

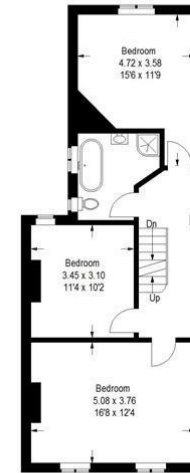
Garden
23.77 x 6.17
78'0 x 20'3
(Approx)



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1294553)

EPC Rating: D

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