



6 Stableford Close, South Croydon, CR2 0FH

Offers In Excess of £950,000 Freehold

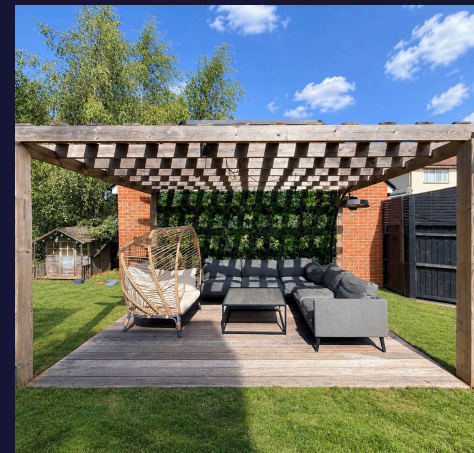
ShineRocks
PROPERTY AGENTS

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South Croydon, CR2 0FH

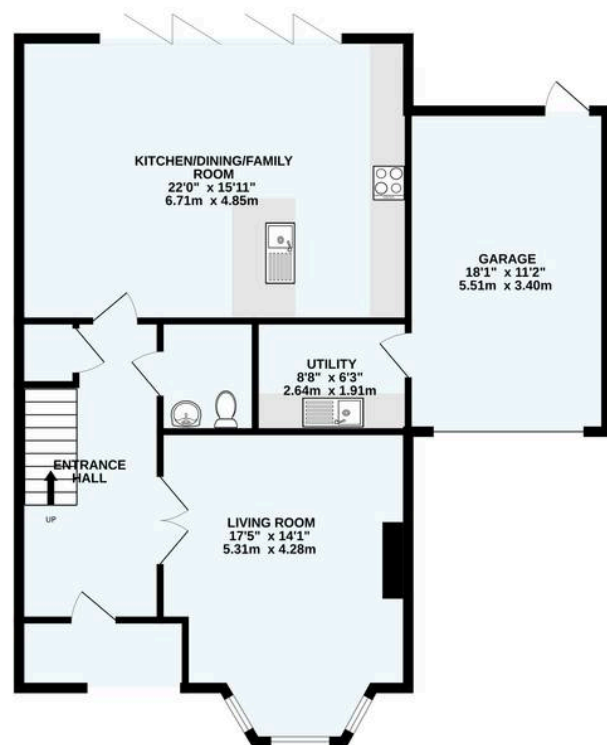
A modern, period style five bedroom, three bath/shower room, two reception room, detached family residence, with EPC rating of B, offering extremely well laid out accommodation with high ceilings and under floor heating throughout. Situated on a bold corner plot, within this unique, private gated cul de sac on the edge of Purley Downs golf course, within just 15-20 minutes walk of Ridgeway primary school, Sanderstead village shops and railway station. Storm porch, spacious entrance hall, WC, living room with fireplace and attractive bay window overlooking front garden, open plan fully fitted kitchen/dining/family room with bi-fold door to rear paved terrace, utility room with door to spacious garage. Stairs to first floor landing, principal bedroom with dressing area and en suite shower room, two further double bedrooms, family bathroom. Stairs to second floor landing, two further large double bedrooms, family shower room. Front garden with block pave pedestrian path to front door and block paved driveway leading to garage with door to rear garden. The rear garden wraps around the property to two sides with gated access to one side.

- DETACHED, PERIOD STYLE FIVE DOUBLE BEDROOM FAMILY RESIDENCE
- THREE BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS INCLUDING 22' X 15'11 OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- FEATURES INCLUDE HIGH CEILINGS AND UNDER FLOOR HEATING
- GOOD SIZE FULLY FENCED, LEVEL REAR GARDEN
- UNIQUE LOCATION ON THE EDGE OF PURLEY DOWNS GOLF COURSE, WALKING DISTANCE OF SANDERSTEAD SHOPS & RAILWAY STATION
- EPC RATING - B
- COUNCIL TAX BAND - G

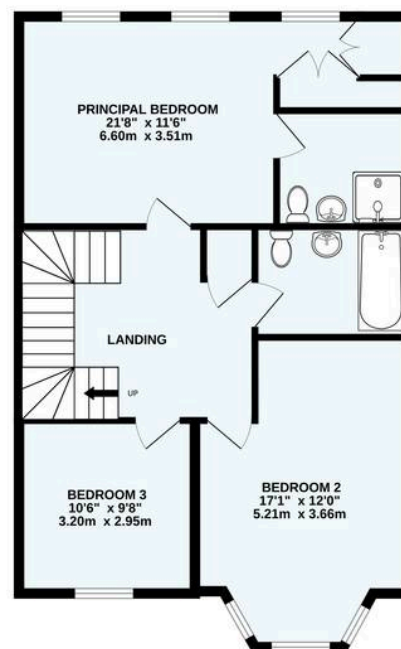




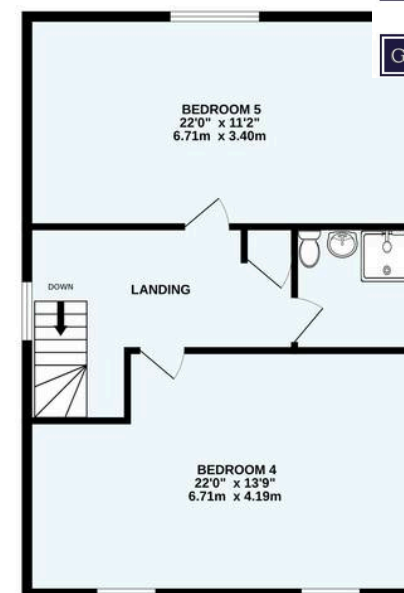
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2290sq.ft. (212.7 sq.m.) approx.
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ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.