

Asking Price: Offers In Excess Of £875,000

Castlemaine Avenue | South Croydon | | CR2 7HR

Pollard Machin

estate agents since 1885

Asking Price: Offers In Excess Of £875,000

Castlemaine Avenue | South Croydon | | CR2 7HR

Pollard Machin

estate agents since 1885

Architect-Designed Home | Exceptional Interiors | Landscaped Gardens | Garage | Chain Free

A truly exceptional and architecturally distinctive four-bedroom detached home, originally designed and constructed by its architect owner as his own residence. This unique property combines individual character and thoughtful design with modernised garden and patio areas, resulting in a particularly stylish home ready to move straight into.

The interiors have been transformed to an exceptional standard, with a beautifully appointed contemporary kitchen, luxurious high-spec bathrooms and elegant décor throughout, creating a wonderfully sophisticated finish. The ground floor offers a spacious reception, a bright and welcoming conservatory and a versatile additional room which serves equally well as a fourth bedroom or a third reception space, with its own access to a one of the two attractive private patio spaces.

Outside, the generous wraparound gardens provide excellent space and privacy, with a beautifully secluded rear patio featuring a striking contemporary outdoor fireplace seamlessly incorporated into the surrounding wall. Stylish new fencing and carefully considered landscaping further enhance this impressive outdoor setting. A garage provides valuable additional storage or parking.

Ideally situated in the Croham Park estate the property is within a minutes walk to Lloyd Park and its cafe and tennis club; the tram station providing easy access to London Bridge, London Victoria, London Kings Cross and the south coast. Open green spaces and woodlands, several golf clubs and desirable local schools including Whitgift School, Croydon High, St Peter's Primary, Coombe wood School are all nearby.

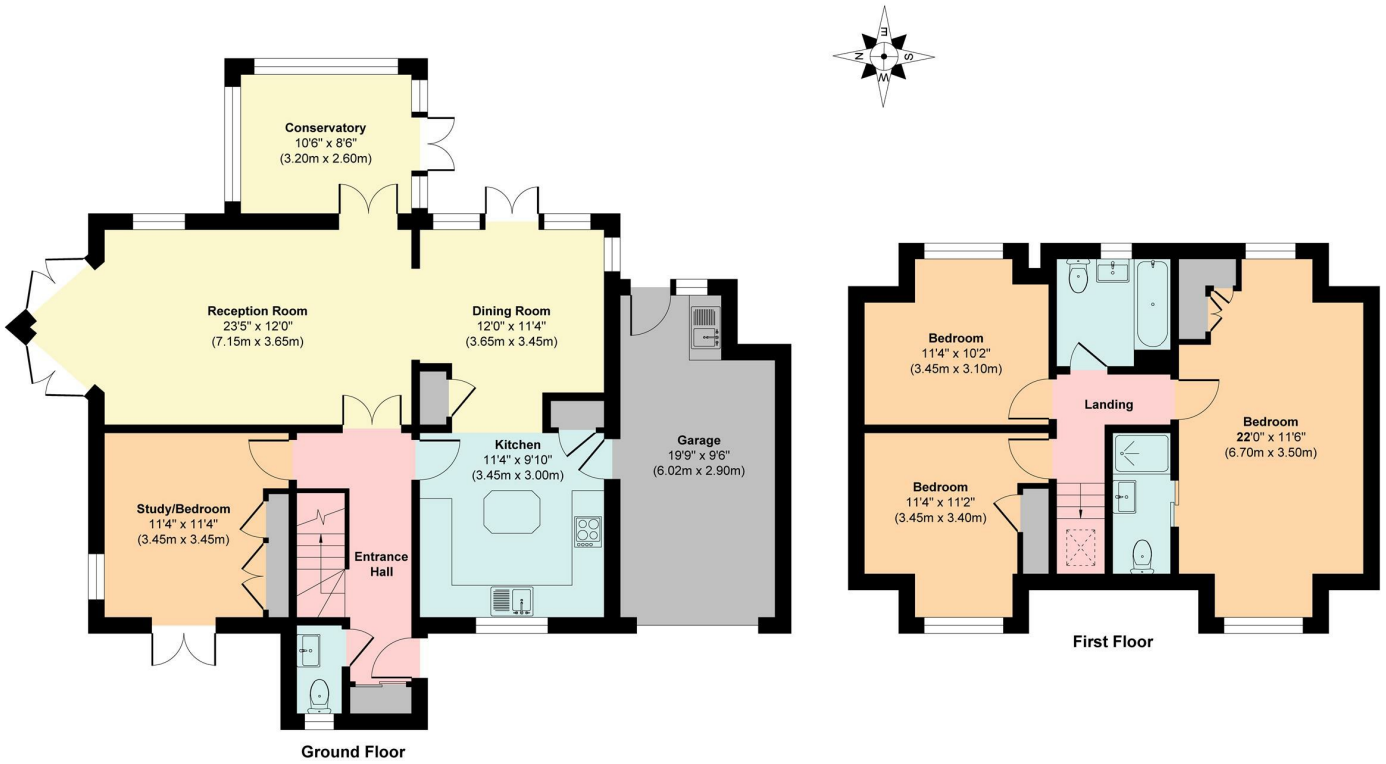
Offering a rare combination of architectural individuality, exceptional presentation, versatile accommodation and superb outside space, this is a truly special home, offered to the market chain-free. EPC band: C. Council Tax band: G.











Castlemaine Ave, South Croydon CR2

Approx. Gross Internal Area 1,494 sq. ft / 138.77 sq. meters

Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Key Features:

- Stylish detached house with integral garage
- Landscaped gardens and with 2 surround patios
- Three or four double bedrooms
- Double aspect principle bedroom with built-in wardrobe and modernised en-suite
- Two or three receptions. Ideal work from home space
- Two bathrooms & downstairs WC
- Chain free sale

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

Pollard Machin

estate agents since 1885













Viewings strictly by appointment only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

Selling exclusive homes throughout Surrey

Pollard Machin

estate agents since 1885

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.UK