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417 Wickham Road, Croydon, Surrey, CR0 8DP

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Offers in Excess of £800,000

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Description

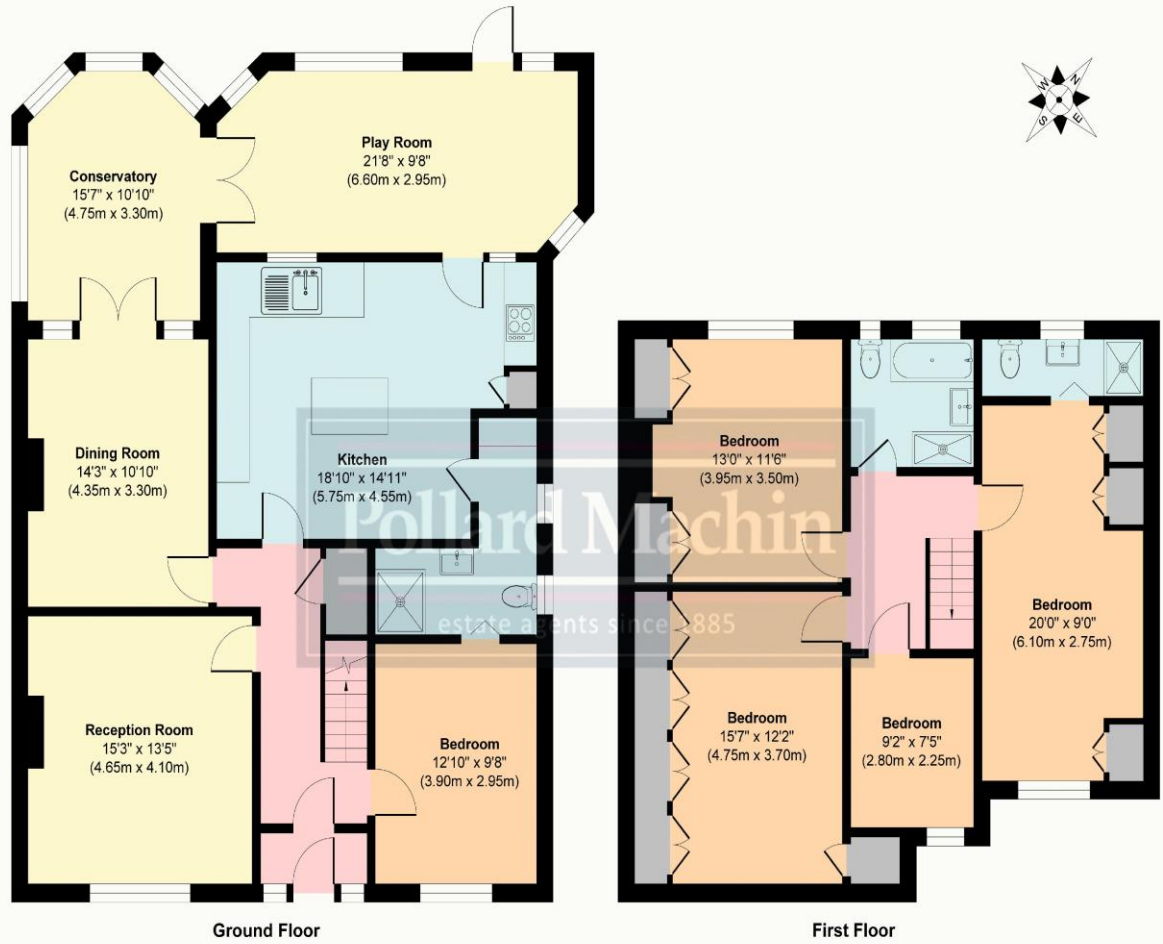
An Elegant Family Home with Generous Living Space and Expansive Garden Situated in a sought-after residential setting, this substantial and beautifully arranged family home offers over 2,100 sq. ft. of versatile living accommodation, perfectly suited to modern family life. EPC Rating C. Council Tax Band F.

Upon entering the ground floor, you are welcomed by a spacious reception room, ideal for relaxing or entertaining guests. A separate dining room provides a more formal setting for family meals, while the impressive kitchen/breakfast room forms the heart of the home, offering ample workspace and direct access to the garden. A bright and airy playroom and a charming conservatory further enhance the living space, flooding the home with natural light and offering flexible use as additional lounge, office, or hobby areas. A ground floor bedroom and bathroom add convenience and potential for guest or multi-generational living. Upstairs, the first floor comprises four well-proportioned bedrooms, all thoughtfully laid out to maximise comfort and practicality. A family bathroom and additional facilities ensure the home meets the needs of a growing household.

Externally, the property truly excels. The large, private rear garden is mainly laid to lawn and bordered by mature trees and shrubs, creating a peaceful and secluded outdoor retreat—perfect for entertaining, children’s play, or simply enjoying the outdoors.

This is a rare opportunity to acquire a substantial home with exceptional space both inside and out, offering enormous potential to personalise and create a long-term family residence.





Wickham Road, Croydon, CR0
Approx. Gross Internal Area 2,144 sq. ft / 199.15 sq. meters

Whilst 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.





Viewings Strictly by Appointment Only

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