



**No Display Address Found**  
Croydon

Guide Price  
**£625,000**

**Bedrooms: 4 | Bathrooms: 2 | Receptions: 2**

Guide Price £625,000 - £650,000

This substantial Victorian family home, spanning approximately 1,733 sq ft, combines period character with generous, versatile living spaces. Offering four double bedrooms, two bathrooms and multiple reception areas, the property provides a well-balanced layout ideally suited to modern family living.

Upon entering, a welcoming hallway leads to two generously sized reception rooms, ideal for both everyday living and entertaining. The principal living room features a charming wood-burning stove, creating a warm focal point while tall ceilings and original features enhance the home's Victorian character. These bright and well-proportioned rooms provide flexible spaces that can be used as formal living areas, a family room or a home office.

To the rear of the property is a spacious kitchen-diner designed with practicality in mind. Featuring a central island and underfloor heating, the kitchen offers an excellent environment for cooking, dining and socialising. A recently installed Worcester Bosch boiler (2021) services the property. The ground floor also benefits from a convenient bathroom which has been updated in recent years and provides additional practicality for busy family life.

Upstairs, the property offers four large double bedrooms, including one with an en-suite bathroom. The rooms are generously proportioned with no box rooms, maintaining the home's large footprint and sense of space. A modern family bathroom serves the remaining bedrooms, while a large loft area provides valuable additional storage.

Externally, the private rear garden is a real highlight. The garden enjoys excellent privacy and is known to be a sun trap, creating a quiet and peaceful outdoor space. A decking area is fully equipped with electricity and water points as well as integrated lighting, making it ideal for barbecues, alfresco dining and entertaining. As an end-of-terrace property, the garden also benefits from convenient side alley access.

To the front, the property provides a large off-street parking bay capable of accommodating a large family vehicle.

The property is located on a quiet residential cul-de-sac in South Croydon, known for its strong community atmosphere and popular with young families. The road hosts regular neighbourhood events throughout the year, including seasonal street gatherings. The nearby station is approximately a five-minute walk away, offering direct services to central London in around twenty minutes. A vibrant restaurant quarter with a wide selection of international cuisines, bars and pubs can also be reached within a ten-minute walk.

The area is well served by several nurseries and highly regarded Ofsted-rated schools, adding to the property's strong appeal for families seeking both space and convenience.

Overall, this is a spacious and characterful Victorian home offering original features, modern improvements and a welcoming community setting within easy reach of transport links, amenities and green spaces









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