



13 Ownstead Gardens, South Croydon – CR2 0HH
£650,000



13 Ownstead Gardens

South Croydon

A spacious four-bedroom detached Lawdon-style family home in a quiet cul-de-sac, offering versatile accommodation, generous gardens, garage and excellent access to local amenities. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Attractive four-bedroom detached 'Lawdon-style' family home
- Quiet and highly regarded cul-de-sac
- Spacious and versatile family accommodation
- Four bedrooms including a ground floor bedroom with shower facilities
- Large through lounge, sitting room and dining area
- Fitted kitchen with integrated appliances
- Large garage with internal access and conversion potential (STPP)
- Three first-floor bedrooms with family bathroom and additional shower room
- Private mature rear garden with patio, lawn and ornamental pond



Situated in a quiet and highly regarded cul-de-sac in the heart of Sanderstead, this attractive four-bedroom detached 'Lawdon-style' family home offers spacious and versatile accommodation arranged over two floors, together with excellent potential for a growing family.

The property is approached via a generous entrance hall with a useful ground floor cloakroom. The principal living accommodation comprises a large through lounge and separate sitting room, flowing through to a dedicated dining area with sliding doors opening onto the rear patio. This flexible arrangement provides an excellent space for both everyday family life and entertaining.

A particular feature is the fourth bedroom located on the ground floor, making the property particularly well suited to larger families or those requiring accommodation for an elderly relative. The bedroom benefits from a deep walk-in wardrobe/storage area and shower cubicle.

The kitchen is fitted with a comprehensive range of wall and base units, together with a selection of integrated appliances including oven, hob and extractor, fridge/freezer, dishwasher and microwave. The spacious garage has internal access to the property and offers excellent potential for conversion or extension, subject to the necessary planning permissions and consents.

On the first floor are three further bedrooms, together with a family bathroom, separate W.C. and additional shower room, providing excellent flexibility for family living.

Garden

The rear garden is a particular feature of the property, enjoying a good degree of privacy and seclusion thanks to the mature shrubs and trees surrounding the garden. A large paved patio provides an ideal area for outdoor dining and entertaining, leading onto a generous lawn with an ornamental fish pond and established planting. A useful garden shed provides additional storage, while the mature setting creates a peaceful and attractive environment for enjoying the garden during the warmer months.

To the front, a generous driveway provides off-street parking and access to the large integral garage.

Location

Sanderstead is renowned for its attractive open spaces, village atmosphere and strong sense of community. A range of local amenities are within easy reach,



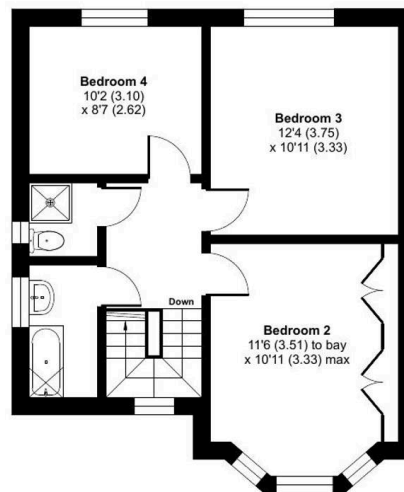
Ownstead Gardens, South Croydon, CR2

Approximate Area = 1391 sq ft / 129.2 sq m

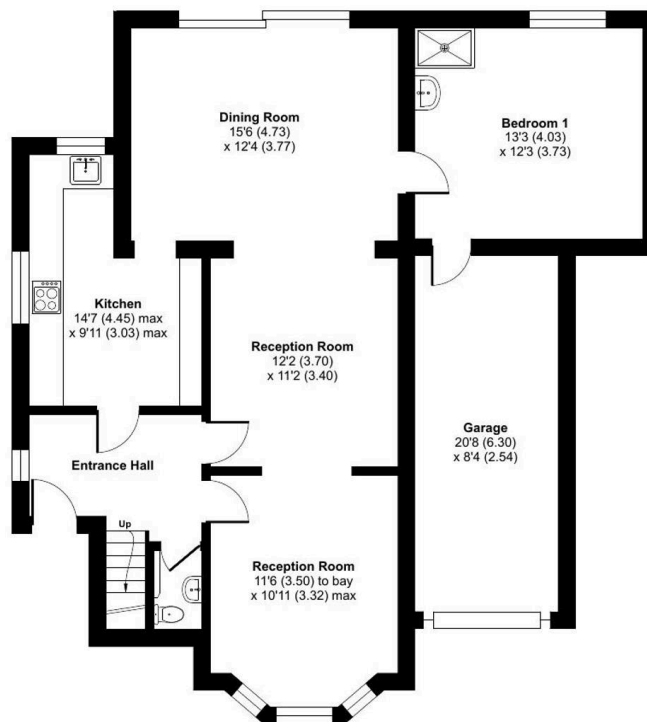
Garage = 172 sq ft / 15.9 sq m

Total = 1563 sq ft / 145.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Park & Bailey Warlingham

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