



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Mayfield Road | South Croydon | CR2 0BG

Guide price £675,000-

£695,000

LOFT

Mayfield Road | South Croydon |
CR2 0BG
Guide price £675,000

- Charming Edwardian semi-detached home
- Driveway for multiple cars
- Over 1,700 sq. ft. of accommodation, spread across three floors
- Bundles of character throughout, including high ceilings and original fireplaces
- Flexible layout with two reception rooms and kitchen with utility space
- Four great size-bedrooms and family bathroom
- Rarely seen cellar, kitted out to be used as an office, extra storage and boiler room
- Mature garden, with two outbuildings with power
- Perfect location with Sanderstead train station on your doorstep and sought after schools within close proximity



The perfect family home; space, character and charm in abundance. You couldn't be more perfectly situated for all the amenities including transport links and excellent schools!



Ground Floor

Entrance Hall

Reception Room

15'8 x 13'1 (4.78m x 3.99m)

Dining Room

16'7 x 11'5 (5.05m x 3.48m)

Kitchen

11'2 x 10'4 (3.40m x 3.15m)

Utility Room

7'7 x 4'6 (2.31m x 1.37m)

Shower Room

First Floor

Landing

Bedroom

16'2 x 13'3 (4.93m x 4.04m)

Bedroom

11'0 x 10'5 (3.35m x 3.18m)

Bedroom

12'3 x 12'0 (3.73m x 3.66m)

Bedroom

9'8 x 7'2 (2.95m x 2.18m)

Bathroom

Lower Ground Floor

Cellar

18'4 x 12'0 (5.59m x 3.66m)

Utility

12'5 x 4'3 (3.78m x 1.30m)

Workshop

12'2 x 8'7 (3.71m x 2.62m)

Outside

Driveway

Rear Garden

118'0 x 24'0 (35.97m x 7.32m)

Shed

7'9 x 7'6 (2.36m x 2.29m)

Summer House

11'7 x 10'7 (3.53m x 3.23m)

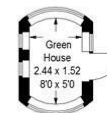
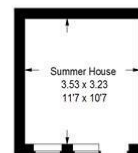
Green House

8'0 x 5'0 (2.44m x 1.52m)



Mayfield Road, CR2

Approximate Gross Internal Area
166.6 sq m / 1793 sq ft
Outbuildings = 15.3 sq m / 165 sq ft
Shed = 5.5 sq m / 59 sq ft
Total = 187.4 sq m / 2017 sq ft



Outbuildings
(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1313649)

EPC Rating: E

23a High Street
Purley
Surrey
CR8 2AF
0208 660 8070
hello@loft-estates.co.uk
<https://www.loft-estates.co.uk>
Instagram: loft.estateagents
Facebook: LOFT Estate Agents