



22 Mapledale Avenue, Whitgift Estate, Croydon, CR0 5TB

Offers in Excess of £1,100,000 Freehold

ShineRocks
PROPERTY AGENTS

22 Mapledale Avenue

Whitgift Estate, Croydon, CR0 5TB

An imposing five bedroom, three reception room, five bath/shower room, detached family residence, with ground floor self contained annex potential (stpp), approached via a sweeping block paved in and out driveway leading to an integral garage, located in a premier road within the sought after Whitgift Foundation Estate, within walking distance of Sandilands tram stop, Trinity school, Lloyd park, and easy reach of East Croydon station.

Reception hall, sitting room overlooking front garden, large living room with two sets of French doors to rear garden, fully fitted kitchen with door to rear garden, open plan dining room, study, ground floor shower room, lobby with door to integral garage. Stairs to first floor landing, four bedrooms, two en suites, family bathroom. Stairs to second floor landing, principal bedroom, shower room.

Front garden with block paved in and out driveway. Level West facing rear garden.

- IMPOSING DETACHED FIVE BEDROOM FAMILY RESIDENCE
- FIVE BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS
- GROUND FLOOR ANNEX POTENTIAL
- LEVEL WEST FACING PLOT WITH SWEEPING IN & OUR BLOCK PAVED DRIVEWAY
- PREMIER WHITGIFT ESTATE ROAD WITHIN EASY REACH OF TRAM LINK, EAST CROYDON STATION, TRINITY SCHOOL & LLOYD PARK
- EPC - C
- COUNCIL TAX - G





**Approximate Gross Internal Area 3158 sq ft - 293 sq m
(Including Garage)**

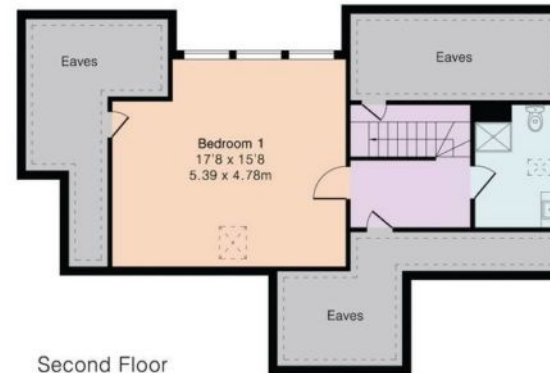
Ground Floor Area 1769 sq ft – 164 sq m

First Floor Area 977 sq ft – 91 sq m

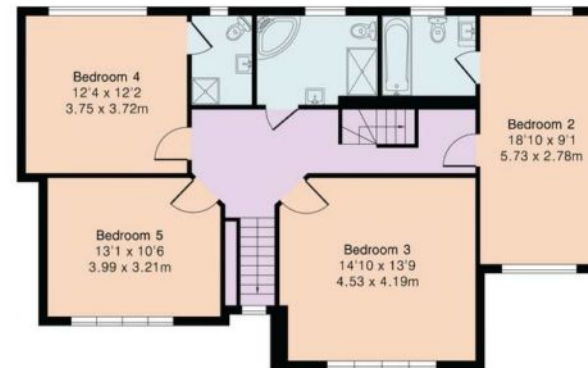
Second Floor Area 412 sq ft – 38 sq m



Ground Floor



Second Floor



First Floor



ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

020 8660 2010

enquiries@shinerocks.co.uk

www.shinerocks.co.uk

ShineRocks
PROPERTY AGENTS

For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.