



**52 Croham Valley Road, South Croydon – CR2 7NB**

Guide Price **£875,000**







## 52 Croham Valley Road

South Croydon

Elegant 1930s four-bedroom detached family home blending period charm with modern luxury, featuring a stunning garden backing onto a golf course, kitchen, and potential to extend. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four-bedroom 1930s detached family home
- kitchen with integrated appliances and Rangemaster range cooker
- Two spacious reception rooms with garden access
- Potential for extension (subject to planning)
- Detached garage and off-street parking for two cars with EV charging capability
- Solar panels
- Large rear garden backing onto a golf course





Situated in a highly sought-after location backing directly onto a golf course, this delightful four-bedroom detached family home beautifully combines 1930s character with elegant modern living. Tastefully renovated to a high specification, the property retains a wealth of period charm while offering a host of contemporary features designed for comfort, style, and practicality. The welcoming entrance hall provides access to two reception rooms, the kitchen, and a cloakroom.

The double-aspect lounge exudes character, featuring elegant period cornicing, wall lighting, and a striking inglenook fireplace. French doors lead directly to the rear garden, filling the room with natural light.

The dining room also showcases period detailing, with corniced ceilings, a feature fireplace, built-in storage, and direct garden access perfect for family gatherings or entertaining.

The kitchen is thoughtfully designed and fitted with a superb range of units, tiled walls, a butler sink, and quality integrated appliances including a washing machine, dishwasher, fridge and freezer. A Rangemaster range cooker with a five-ring gas hob and extractor fan completes this impressive space. A side door provides convenient external access.

Upstairs, the landing leads to four well-proportioned bedrooms, all with period cornicing and ceiling spotlights. The front bedrooms enjoy ample storage and natural light, while the rear bedrooms offer picturesque views over the expansive garden.

The family bathroom, fitted with a Lefroy Brooks suite, exudes luxury with elegant fixtures, tiled walls, bath with shower over and a heated towel rail.

The property enjoys a large rear garden backing onto a golf course, providing a tranquil and private setting ideal for family life and outdoor entertaining. The detached garage offers excellent storage and potential for extension (subject to planning permission), while the driveway provides off-street parking for two cars and space for EV charging.

#### Additional Features

- 1930s detached family home with retained period features
- High-quality Lefroy Brooks bathroom suite



# Croham Valley Road, South Croydon, CR2



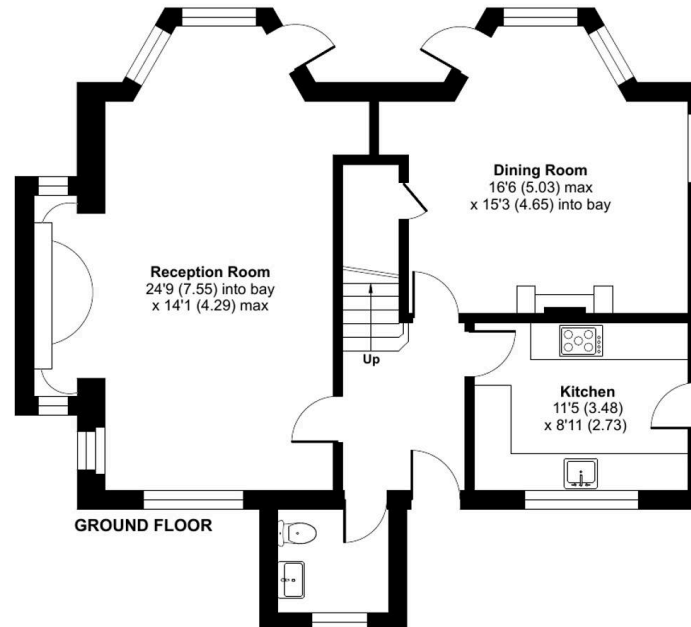
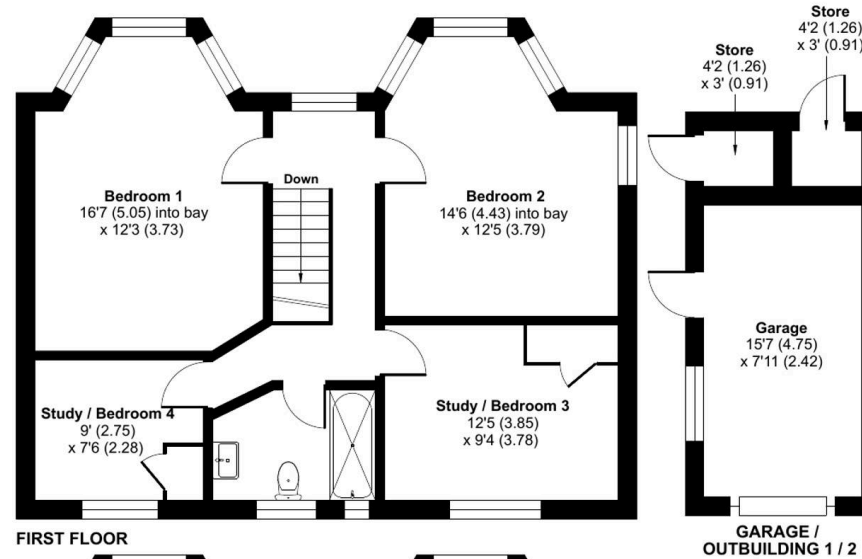
Approximate Area = 1482 sq ft / 137.6 sq m

Garage = 131 sq ft / 12.1 sq m

Outbuilding = 22 sq ft / 2 sq m

Total = 1635 sq ft / 151.7 sq m

For identification only - Not to scale







## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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