

FOR SALE



Woodstock Road, East Croydon

A Beautifully Presented 5 Bedroom Semi-Detached House

Asking Price Of £800,000

MARTIN&CO



Woodstock Road,

East Croydon

5 Bedrooms, 2 Bathroom

Asking Price Of £800,000

- Exceptional Semi Detached Home
- Five Bedrooms
- Close to East Croydon Station
- Incredible Original Period Features throughout
- Ample Storage and Cellar

An Exceptional Five-Bedroom Semi-Detached Family Home.

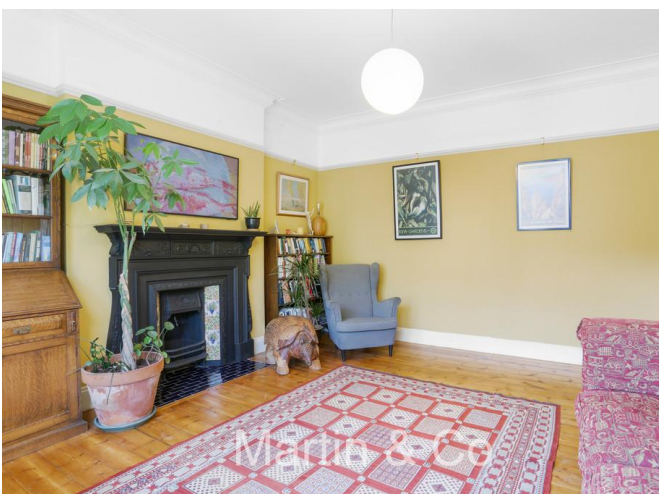
Situated within the highly desirable Chatsworth Road Conservation Area, this beautifully presented five-bedroom semi-detached family home combines period character with extensive modern improvements. Built circa 1905 in the attractive Queen Anne Revival style, the property has been meticulously maintained and upgraded by the current owners, creating a home that is both stylish and practical.

A standout feature is the impressive front reception room, complete with a stunning original fireplace, high ceilings and charming period details. To the rear, the property opens into a superb open-plan kitchen, dining and family living space, providing the perfect setting for modern family life and entertaining.

The accommodation is generously proportioned throughout, offering five bedrooms, two bathrooms, including an en-suite to the principal bedroom, and excellent storage solutions. A substantial boarded and insulated loft provides additional storage space, while a fantastic cellar offers further versatility and practicality.

Significant improvements include a new natural slate roof, chimney restoration, replacement lead water main, rewiring works, upgraded insulation, drainage improvements and extensive damp-prevention measures, providing peace of mind for future owners.

The beautifully landscaped gardens are another highlight. The attractive front garden features a rebuilt boundary wall, limestone sett driveway, mature hedging and raised planting beds. The rear garden has been thoughtfully designed with dedicated areas for entertaining, children's play and gardening,





complemented by mature trees and an abundance of established planting, fruit bushes and herbs.

Further benefits include a downstairs WC, utility room, quality flooring throughout, deep concrete foundations, cavity walls to the ground floor and basement, and favourable sand and gravel subsoil conditions.

Offering a rare combination of character, space and quality, this exceptional home is perfectly suited to modern family living. Located in one of the area's most sought-after residential settings, 25 Woodstock Road is a property that truly needs to be viewed to be fully appreciated.

The property's location is equally impressive, falling within the highly sought-after Park Hill Schools catchment area and making it particularly attractive to families. East Croydon Station is approximately 0.4 miles away, providing fast and convenient rail services to London Bridge, London Victoria and Thameslink routes, offering excellent connectivity to the City, Canary Wharf and beyond.



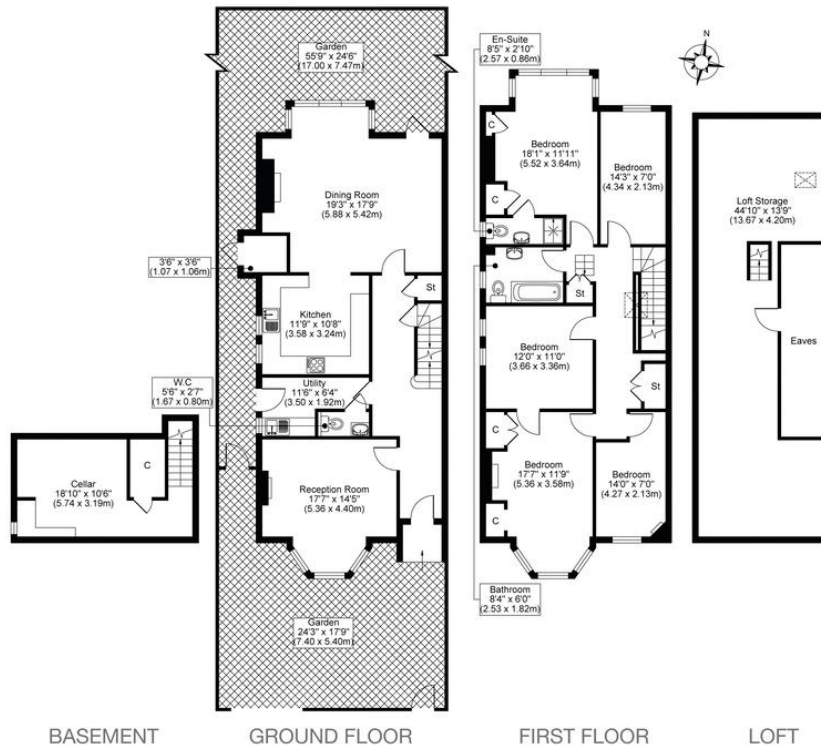


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		



WOODSTOCK ROAD, CR0

TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE/RESTRICTED HEAD HEIGHT/LOFT 2633 SQ.FT (245 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE/RESTRICTED HEAD HEIGHT/LOFT 2015 SQ.FT (187 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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