



54 Croham Valley Road, South Croydon – CR2 7NB

In Excess of **£800,000**





54 Croham Valley Road

South Croydon

Council Tax band: G

Tenure: Freehold

- Large detached home
- Sought after road
- Four bedrooms, three bathrooms
- Loft room
- Spacious reception rooms
- Gorgeous rear garden
- Off street parking in the form of carriage driveway and garage
- Excellent public transport links and schools



Situated on a highly sought after road, this impressive four bedroom detached house presents an exceptional opportunity for families seeking spacious and versatile accommodation.

Upon entering, a welcoming hallway leads to a series of generously proportioned reception rooms, each offering an abundance of natural light and flexible space for both formal entertaining and relaxed family living. The main living room is notable for its sense of openness and comfort, while a separate dining room provides an elegant setting for gatherings. The kitchen is thoughtfully designed with ample storage and workspace, seamlessly connecting to the rest of the ground floor layout and providing direct access to a large 200ft + garden beyond, offering excellent scope for outdoor entertaining and family life.

Upstairs, the property boasts four well-appointed bedrooms, including a principal suite with its own en suite bathroom, complemented by two additional bathrooms that cater to the needs of a busy household. A loft room offers valuable additional space, ideal for use as a home office, playroom, or guest accommodation. Every room is spacious, and while the property would now benefit from a degree of cosmetic updating, it offers a wonderful opportunity for buyers to add their own stamp and create a truly stylish family home.

The property also benefits from a carriage driveway and a garage, ensuring ample off street parking. Located within close proximity to excellent public transport links and highly regarded schools, this substantial family home combines convenience with genuine potential, making it an outstanding choice for discerning buyers.



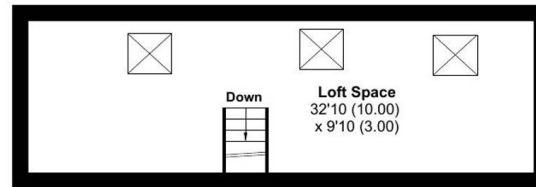
Croham Valley Road, South Croydon, CR2

Approximate Area = 2274 sq ft / 211.2 sq m

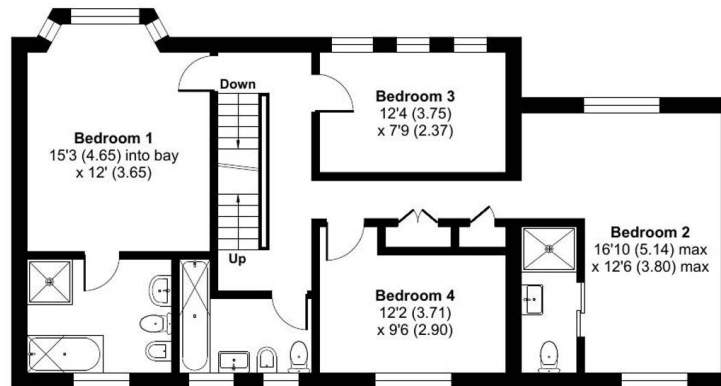
Garage = 157 sq ft / 14.5 sq m

Total = 2431 sq ft / 225.7 sq m

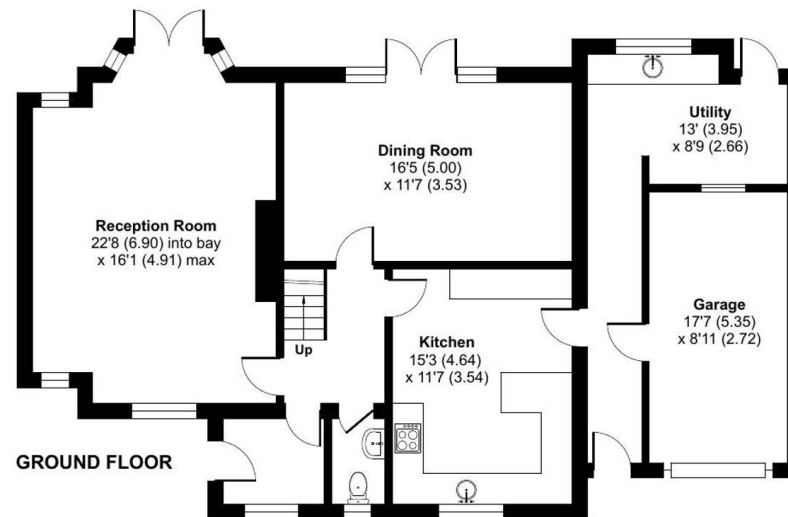
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road – CR6 9LA

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