



Approximate total area⁽¹⁾
1483 ft²
137.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Entrance Hall
7'4" x 22'9" (2.25 x 6.95)

Dining Room
14'10" x 11'9" (4.53 x 3.59)

Storage Room
9 x 4'6" (2.74m x 1.37m)

Bathroom
8'0" x 6'5" (2.44 x 1.96)

Kitchen
11'6" x 14'0" (3.51 x 4.29)

Bathroom
11'1" x 5'8" (3.38 x 1.74)

Bedroom Two
14'8" x 10'11" (4.48 x 3.34)

Garden

Utility Room
4'7" x 5'10" (1.40 x 1.78)

Conservatory
10'11" x 9'0" (3.35 x 2.75)

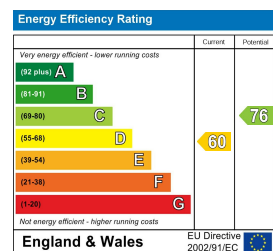
Bedroom Three
7'11" x 13'2" (2.43 x 4.03)

Garage

Living Room
11'3" x 15'10" (3.45 x 4.85)

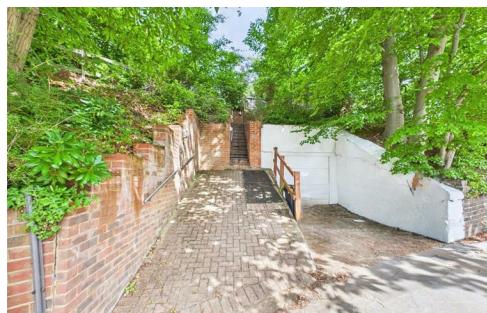
Bedroom One
13'8" x 12'8" (4.18 x 3.87)

Study
8'0" x 9'7" (2.46 x 2.93)



TAX BAND: F

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



£625,000 Ballards Way, Croydon, CR0 5RJ

- Three bedroom detached Bungalow
- Kitchen/breakfast room plus separate utility room
- Conservatory overlooking the rear garden
- Detached garage and off-street parking
- Close to Royal Russell, Trinity and Shirley High School
- Four reception rooms including bay-fronted lounge and dining room
- Two family bathrooms
- Generous rear garden with lawn, patio, pond, and outbuildings
- Elevated, secluded position with tiered front garden
- Excellent transport links including tram and mainline stations nearby

Spacious Detached Three Bedroom Bungalow in a Peaceful, Elevated Setting

Paul Meakin is delighted to present this exceptionally spacious and well-maintained three bedroom detached bungalow, set in an elevated and secluded position that offers outstanding privacy, potential for redevelopment, generous living space and beautifully landscaped gardens. Perfect for families, professionals, downsizers, or those seeking single-level living without compromise.

The property centres around a welcoming 23ft entrance hallway, leading to a range of bright and well-proportioned rooms, including a formal dining room, separate living room with bay window, and a kitchen/breakfast room. Additional features include a Study/office, storage room, conservatory, utility room, and two family bathrooms.

Further benefits include ample loft storage, gas central heating, double glazing, a detached garage, off-street parking, and a tiered front garden with mature planting and steps up to the main entrance.

To the rear, a beautifully maintained garden provides a peaceful retreat, complete with a patio, spacious lawn, mature trees and shrubs, outbuildings, and a garden pond. Also a small piece of rustic land to the far rear of garden.

Ideally located close to a number of highly regarded schools including Royal Russell, Trinity School of John Whitgift, and Shirley High School. Transport links are excellent, with East Croydon, South Croydon, Sanderstead, and Purley Oaks train stations within 1.5–2 miles, and Gravel Hill tram stop just 0.3 miles away, offering easy access to East Croydon, Wimbledon, and Lloyd Park. As well as bus links 466 and 130.

Nearby leisure options include Addington, Croham Hurst, and Selsdon Park Golf Clubs, along with a variety of open green spaces and a local shop.

A rare opportunity to secure a substantial bungalow in a peaceful yet well-connected setting. Early viewing is strongly advised.



