

Porch
Entrance Hall
Kitchen/Diner
17'0 x 9'7 (5.18m x 2.92m)
Living Room
16'8 x 13'5 (5.08m x 4.09m)
Sun Room
9'11 x 13'5 (3.02m x 4.09m)

Landing
Study/Reception Room
14'10 x 9'11 (4.52m x 3.02m)
W/C

Landing
Bedroom
14'11 x 13'5 (4.55m x 4.09m)
Ensuite
Bedroom
14'11 x 10'1 (4.55m x 3.07m)

Bedroom
12'0 x 9'7 (3.66m x 2.92m)
Bedroom
9'1 x 12'0 (2.77m x 3.66m)

Shower Room
W/C

Landing
Bedroom
17'7 x 10'11 (5.36m x 3.33m)
Bedroom
15'8 x 10'11 (4.78m x 3.33m)

W/C
Garden
Boiler Room
5'10 x 6'9 (1.78m x 2.06m)

Double Garage
17'11 x 16'2 (5.46m x 4.93m)
Off Street Parking

TAX BAND: G

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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



DECEPTIVELY SPACIOUS We are delighted to welcome to the market this multi purpose six bedroom detached family home situated in the heart of Croydon within a cul de sac location. Internally this property comprises of a refitted kitchen/diner, three separate reception rooms, ensuite to master bedroom, refitted shower room, three separate cloakrooms, boiler room, mature landscaped rear garden, double garage with power and light and off street parking for five cars. This property is conveniently located within easy walking distance of East Croydon station, Croydon's shopping, bars and restaurants, two parks, and primary and secondary schools. Bus routes to many local areas are also close by. This property warrants your earliest viewing to fully appreciate the space and versatile living accomodation. Freehold / Croydon Council tax band G / EPC C.



