



Approximate total area¹⁾
 2353 ft²
 218.6 m²

Balconies and terraces
 86 ft²
 8 m²

Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

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CHAIN FREE: Situated on the ever-popular Croham Valley Road, this substantial detached residence occupies an impressive plot with a stunning rear garden extending beyond 300ft. Offering exceptionally versatile accommodation approaching 2,400 sq ft, this is a rare opportunity to acquire a home perfectly suited to large families, multi-generational living or those seeking self-contained annex accommodation.

The property can be enjoyed as a spacious five-bedroom, five-reception room family home or alternatively configured as a four-bedroom residence with an adjoining self-contained two-storey annex.

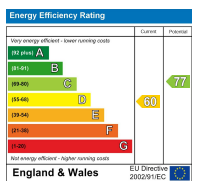
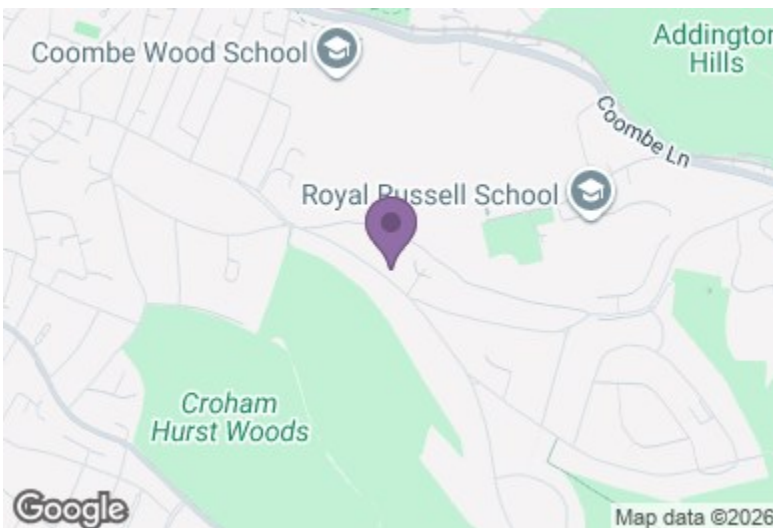
The main accommodation is bright, spacious and well-balanced throughout, comprising a welcoming entrance hall, generous living room with bay window, separate dining room and a spacious kitchen/breakfast room ideal for modern family living. There is also an additional reception room/study, utility room and downstairs WC.

A particular highlight is the highly adaptable annex accommodation, which can either integrate seamlessly into the main house or operate independently. Arranged over two floors, the annex benefits from its own reception room, kitchen and downstairs WC, together with a large first-floor bedroom and en suite bathroom — ideal for dependent relatives, guest accommodation, older children or even home working.

To the first floor, the main house provides four well-proportioned bedrooms, family bathroom and access to a private balcony.

Externally, the property continues to impress with its remarkable 300ft+ rear garden offering an exceptional degree of privacy and direct rear access onto Ballards Farm Road. Further benefits include a garage and ample off-street parking with the in and out driveway

Croham Valley Road is a popular residential road situated moments from the beautiful wooded area of Croham Hurst. Excellent schools can be found in the area and transport links includes South Croydon Station and tram links.



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 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



