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



EST 1973
Paul Meakin £500,000 Sylverdale Road, Croydon, CR0 4LD
ESTATE AGENTS



Paul Meakin are delighted to present this charming Victorian semi detached family home, offering a perfect combination of period character and modern convenience. The property showcases many original features including a bright bay window, feature fireplace, and decorative detailing that add to its timeless appeal.

The ground floor offers a spacious reception room filled with natural light, a good sized kitchen with a small utility space by the back door, and a family bathroom. The first floor provides three bedrooms, two doubles and one single, along with a shower room, while the second floor offers a generous fourth double bedroom. Outside, you will find a neat and easy to maintain rear garden, ideal for relaxing or entertaining.



Located within walking distance of Central Croydon and Purley Way, you will have a wealth of amenities, shops, and eateries close at hand. Families will appreciate the nearby good schools, while excellent transport links including train, tram, and bus services make commuting straightforward. Wandle Park, just a short stroll away, offers the perfect green space to unwind.

This home combines character, convenience, and potential, making it an excellent choice for modern living in a prime Croydon location. Your earliest viewing is encouraged.

- Victorian semi detached family home
- Large reception room filled with natural light
- Ground floor family bathroom and first floor shower room
- Neat and easy to maintain rear garden
- Walking distance to Central Croydon, Purley Way and Wandle Park
- Period features including bay window and feature fireplace
- Good sized kitchen with separate utility space
- Four Good sized Bedrooms
- On street parking available
- Excellent transport links and good local schools nearby

