

Hallway

W.C

Living Room
15'4 x 13'2 (4.67m x 4.01m)

Dining Room
14'0 x 12'1 (4.27m x 3.68m)

Kitchen/Entertaining Room
18'7 x 26'7 (5.66m x 8.10m)

Utility Room
7'10 x 7'10 (2.39m x 2.39m)

Bedroom/Reception Room
15'9 x 8'8 (4.80m x 2.64m)

Bathroom

Landing

Bedroom
15'9 x 15'6 (4.80m x 4.72m)

Ensuite

Bedroom
14'0 x 11'10 (4.27m x 3.61m)

Bedroom
16'2 x 12'0 (4.93m x 3.66m)

Bedroom/Dressing Room
9'0 x 7'7 (2.74m x 2.31m)

Bathroom

Landing

Bedroom
21'2 x 10'10 (6.45m x 3.30m)

Garden

Store Room
7'9 x 14'3 (2.36m x 4.34m)

Off Street Parking

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 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



Offers In Excess Of £850,000 Farley Road, South
Croydon, CR2 7NH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Do not miss out on the opportunity to acquire this exceptional well presented and fully extended 5/6 bedroom semi detached family home which downstairs comprises of a simply stunning open plan kitchen/reception room housing Bi-folding doors and kitchen island, two separate reception rooms, useful utility room, w/c, extra reception/ bedroom with ensuite shower room. Upstairs there is four double bedrooms with another impressive ensuite shower room, separate family bathroom and dressing room/bedroom. Externally offering a landscaped rear garden with store room measuring 7'9 x 14'3, side access and off street parking for multiple cars via the paved driveway.

This property is conveniently located for frequent bus services leading to surrounding areas, both state and private schools, local shops and amenities as well as surrounding woodland. Your earliest viewing is warranted to fully appreciate all of the key benefits and features of this exquisite family home. Freehold/ Croydon council tax band F / EPC C.

