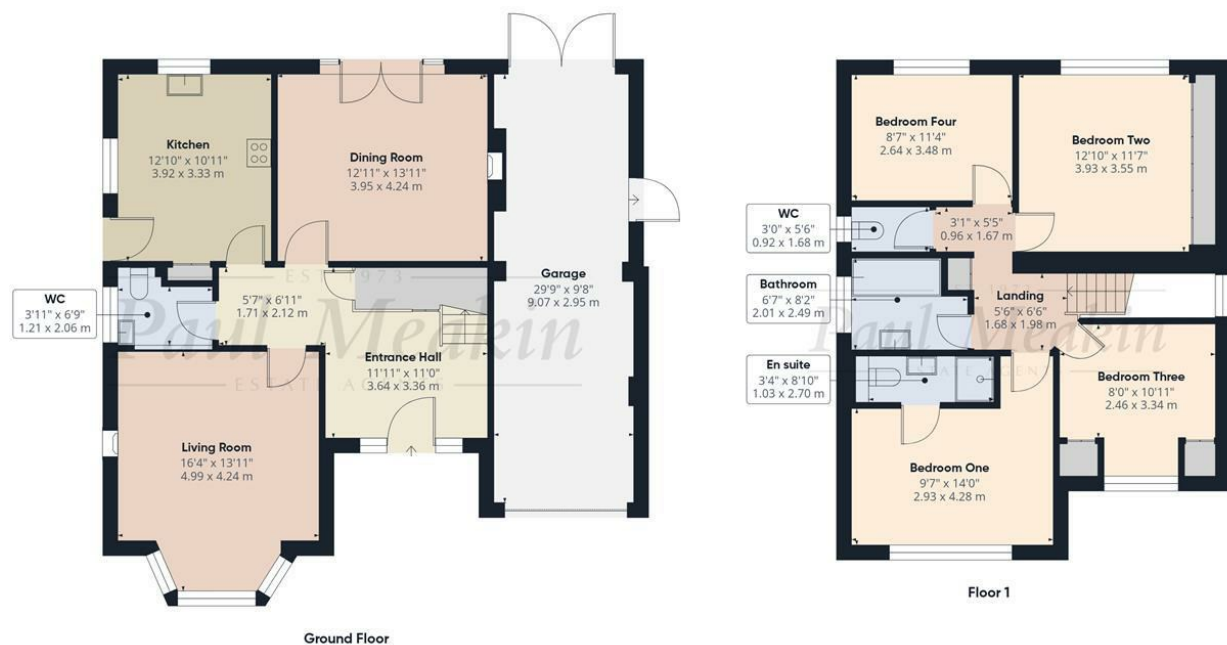




Approximate total area<sup>(1)</sup>  
1737 ft<sup>2</sup>  
161.6 m<sup>2</sup>

(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



**£950,000** Onslow Gardens, South Croydon, CR2 9AB

Situated on the sought-after Onslow Gardens, this attractive detached family home offers spacious and versatile accommodation extending to over 1,700 sq ft. The property features four well-proportioned bedrooms, two bathrooms including an en suite to the principal bedroom, two generous reception rooms and an attached garage.

The ground floor comprises a welcoming entrance hall, bright bay-fronted living room, separate dining room overlooking the garden, fitted kitchen and downstairs WC. Upstairs, there are four bedrooms, a family bathroom and en suite shower room, providing excellent space for growing families.

Further benefits include a private rear garden, off-street parking and an large garage.

The property is conveniently located for a range of local amenities including regular bus services, excellent state and private schools such as Whitgift, Royal Russell and Trinity, along with Ridgeway, Gresham and Atwood primary schools. Purley Downs Golf Club, Sanderstead Cricket Club and shopping facilities in Croydon and Bromley are all nearby. Mainline stations including Sanderstead, Purley Oaks, South Croydon, East Croydon and Riddlesdown provide fast links into Central London, while the M25 at Junction 6 offers easy access to Gatwick and the South Coast.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 56      | 73        |
| EU Directive 2002/91/EC                     |         |           |



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 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



- Four bedroom detached family home
- Two spacious reception rooms
- Stunning level rear garden
- Large garage and off-street parking
- Close to excellent schools and transport links
- Over 1,700 sq ft of accommodation
- Sought after residential road
- Downstairs WC, Upstairs Family bathroom and en suite
- Walking distance to Sanderstead Village
- Easy access to Central London and M25

