



Ground Floor



Floor 1

Approximate total area^m
2228 ft²
207.2 m²

Reduced headroom
47 ft²
4.4 m²

(1) Excluding balconies and terrace

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



£1,200,000 Croham Manor Road, South Croydon, CR2 7BE



Nestled on the charming Croham Manor Road in South Croydon, this impressive detached house, built in 1913, offers a splendid blend of character and space. Spanning an expansive square footage, this property is a true gem for those seeking a versatile family home with endless potential for personalisation and extension.

With five well-proportioned bedrooms, this residence provides ample accommodation for families of all sizes. The property boasts multiple reception rooms, including an impressive reception hall that welcomes you with warmth and elegance. The layout is designed to cater to both relaxation and entertaining, making it an ideal setting for family gatherings or social events.



The secluded garden is a delightful retreat, perfect for enjoying the outdoors in privacy. Additionally, the property features a driveway and garage, ensuring convenience for residents and visitors alike.

Situated in a prime location, this home is within easy reach of both private and state schools, making it an excellent choice for families. The nearby bus routes and South Croydon station provide excellent transport links, ensuring that commuting to central London and beyond is a breeze. The property is on Whitgift Foundation Trust land.

This substantial property, built in the early 20th century, is brimming with potential and character, making it a wonderful opportunity for those looking to create their dream home in a sought-after area. Don't miss the chance to make this remarkable house your home.

Energy Efficiency Rating		
Energy efficiency - lower running costs		
A	89-100	
B	81-88	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	
Not energy efficient - higher running costs		
England & Wales		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

- Don't miss the marketing video!
- Impressive detached house built in 1913
- Four Reception rooms including grand entrance hall
- Many options to extend STPP
- Private secluded garden
- Five well sized bedrooms
- Two bathrooms and downstairs WC
- Also benefits from Solar Panels, Driveway and Garage
- Spacious layout with large square footage
- Close to top schools and transport links



- Porch**
- Reception Hall**
15'10 x 15' (4.83m x 4.57m)
- Reception Room**
17'4 x 13'10 (5.28m x 4.22m)
- Reception Room**
17'5 x 14'6 (5.31m x 4.42m)
- Dining Room**
13'10 x 11'11 (4.22m x 3.63m)
- Pantry Area**
9'7 x 5'9 (2.92m x 1.75m)
- Kitchen**
13'11 x 8'9 (4.24m x 2.67m)
- Cloakroom**
- Landing**
- Bedroom One**
13'11 x 13'8 (4.24m x 4.17m)
- En-Suite**
- Bedroom Two**
15'10 x 11'4 (4.83m x 3.45m)
- Bedroom Three**
14'7 x 12'11 (4.45m x 3.94m)
- Bedroom Four**
13'10 x 8'9 (4.22m x 2.67m)
- Bedroom Five**
- Bathroom**
- Garage**
- Garden**

