

FOR SALE



Croham Mount, South Croydon

3 Bedrooms, 2 Bathroom, Semi-Detached Bungalow

Guide Price £650,000





GUIDE PRICE £650,000 - £700,000 Set back from the road and tucked away in a quiet cul-de-sac, this semi-detached bungalow has undergone a complete transformation to create a stunning home that is sure to appeal to buyers of all ages.

- Newly Refurbished Home
- Huge Living Space
- Master Bedroom with Smart En-Suite
- Two Further Double Bedrooms
- Luxurious Bathroom/WC
- Landscaped Garden with Large Decked Patio
- Garage & Parking

Accessed via an impressively wide front door, which affords easy access for bulky furniture items the property, leads to the entrance hall. A fantastic 31' x 22' open-plan living space with herringbone engineered oak flooring provides ample space for entertaining and there is a generous fully-fitted contemporary kitchen area with island unit and quartz worktops. The feature skylight windows and huge sliding doors flood the room with light and bring the outside in. There is a separate utility room to house a washing machine and drier, as well as the huge pressurised water cylinder which ensures a generous and powerful supply of hot water.

The generous master bedroom enjoys a leafy outlook at the rear and has a smart en-suite shower-room/wc in a fashionable monochrome finish. There are two further good-sized bedrooms, complimented by a luxurious family bathroom/wc with stylish gold coloured fittings.

With an eye on energy efficiency the property is heated by an unobtrusive air-source heat pump and with comfort in mind this is supplemented by zoned underfloor heating to the hallway, living and kitchen areas.

Externally, the large decked patio area leads from the

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



living room and is the perfect place for a Summer sundowner or dining al fresco. The garden below has been landscaped and there is a secure side access from the driveway. At the front of the property there is parking, plus a workshop/garage. Additional unrestricted parking is available in Croham Mount itself.

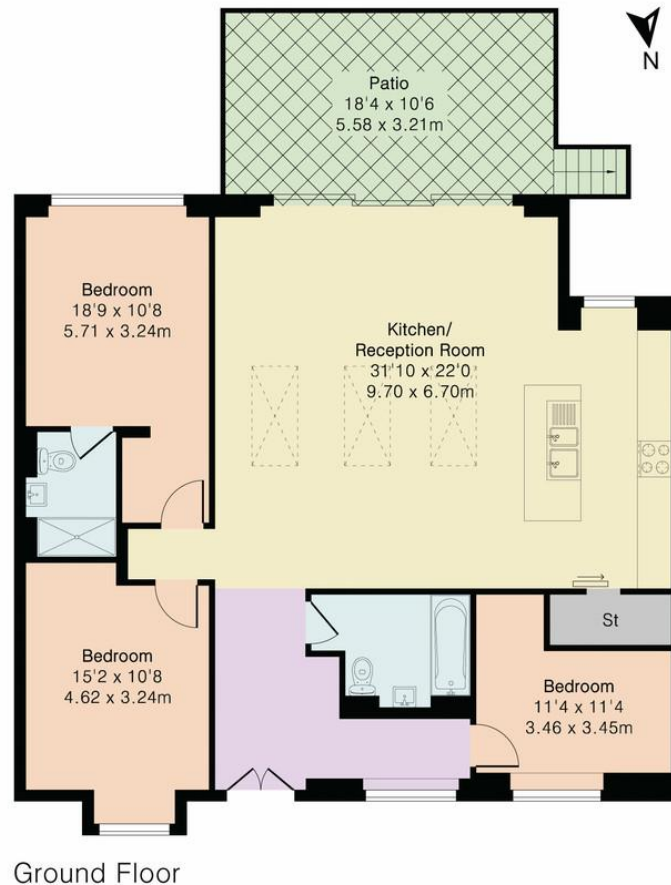
For commuters, Sanderstead Station – as well as the excellent local shopping parade there - is just a 10 minute stroll away. Regular bus services run along nearby Mayfield/Carlton Road towards the town centre.

The sports-minded will find St. Paul's Tennis Club just around the corner and the wooded slopes of Croham – a great place for dog-walking or also close at hand.

With fantastic attention to detail and a top-quality finish this property really must be viewed – call Martin & Co Croydon now!



Approximate Gross Internal Area 1238 sq ft - 115 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Martin & Co Croydon

145 Brighton Road • South Croydon • CR2 6EF
T: 0208 688 8565 • E: croydon@martinco.com

0208 688 8565
<http://www.martinco.com>



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