

**FOR SALE**



**Culmington Road, South Croydon, CR2.**

**An Extended Semi-Detached House with 5 Bedrooms  
& 2 Bathrooms close to Purley Oaks Station.**

**Asking Price Of £835,000** Subject to Contract

**MARTIN&CO**



**Culmington Road,**

**South Croydon, CR2**

**5 Bedrooms & 2 Bathrooms**

**Asking Price Of £835,000 STC**

- A Lovely 5 Bedroom Family Home
- 2 Large Reception Rooms
- Fantastic 22' Kitchen/Breakfast Room
- Guest Cloakroom + 2 Bathrooms
- Principal Bedroom with En-Suite & Dressing Room

Nestled on a sought-after residential road on the border of South Croydon and Purley, this exceptional semi-detached family home offers a rare combination of generous space, stylish presentation, and an outstanding location.

Extending to approximately 2,213 square feet (206sqm) across three floors, the property delivers the kind of versatile, well-proportioned living that growing families rarely find.

The ground floor makes an immediate impression, with a wide and welcoming entrance hall setting the tone. The principal living room; a bright, expansive 16' x 14'; is equally suited to relaxed family evenings or entertaining guests. A large second reception room offers genuine flexibility, whether as a formal dining room, a children's playroom, or a dedicated home workspace. The standout space is undoubtedly the impressive 22' kitchen and breakfast room: beautifully finished, generously proportioned, and crowned with a double-height ceiling to the breakfast area, with doors opening directly to the rear garden. A separate utility room and a discreet downstairs cloakroom/wc complete the ground floor.

Upstairs, the first floor accommodates four well-sized bedrooms alongside a recently remodelled and fully refurbished family bathroom. The top floor is dedicated entirely to the principal suite; a genuinely private retreat comprising a spacious bedroom, a beautifully appointed bathroom, and a superb dressing area currently in use as a home office.

Outside, a generous patio leads to a well-kept rear garden, ideal for entertaining and al fresco dining through the warmer months. A private driveway provides off-street parking, with additional free street parking readily available for visitors.





The location is as strong as the property itself. Cumnor House Boys' School, Regina Coeli, and Harris Academy are all close by on Pampisford Road, while John Fisher, Whitgift, and the Wallington grammar schools are all within easy reach; offering an exceptional breadth of educational choice at every stage. Commuters are well served by Purley Oaks station, just 5–10 minutes on foot, with Sanderstead station just 5 minutes further from Purley Oaks station.

Homes of this size and standard are rare to the market in such an enviable location. Early viewing is highly advised to fully appreciate everything this superb residence has to offer - call us now!



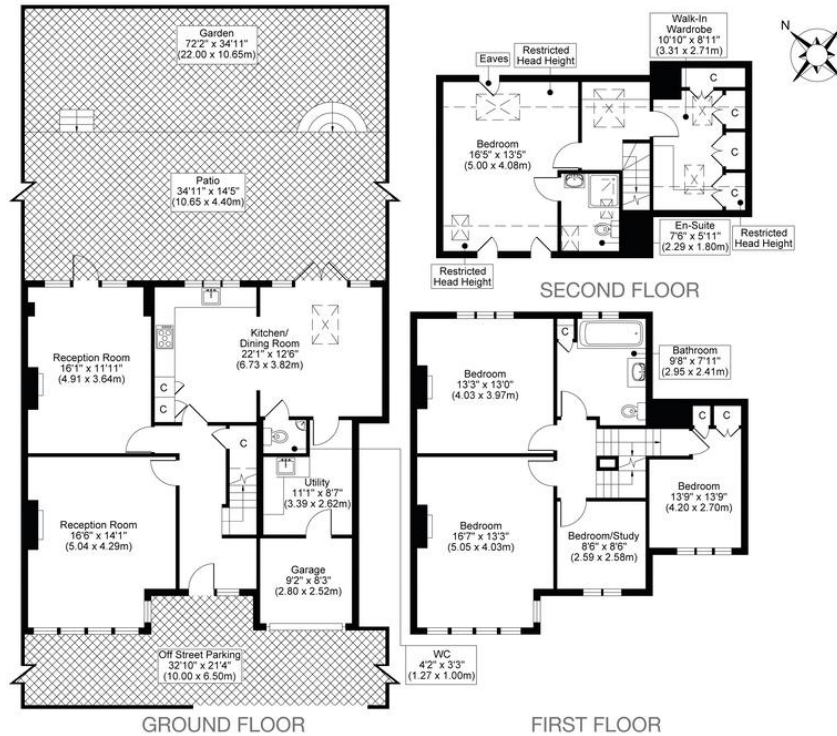


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		



CULMINGTON ROAD, CR2

TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE/RESTRICTED HEAD HEIGHT 2213 SQ.FT (206 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE/RESTRICTED HEAD HEIGHT 1997 SQ.FT (186 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



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**MARTIN&CO**

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