

Hamptons

INTERNATIONAL



Crozier Drive, South Croydon, CR2

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OFFERS IN EXCESS OF

£930,000

(£925,000)

Property details



Key features

- **Five bedrooms**
- **Adapted bedroom & shower room**
- **Two bath/shower rooms**
- **Three reception rooms**
- **Study**
- **Modern kitchen**
- **Garage**
- **Driveway parking**
- **Sanderstead train station 1 mile**
- **Total of approx. 2439 sq ft**

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Description

A spacious and beautifully appointed family home with parking and an accessible bedroom in a sought-after area of South Croydon. A spacious family home situated on a pleasant road in a much sought-after area of South Croydon, the property was built in the 1970s and has been significantly improved inside and out to create a well-appointed home with all the modern conveniences. The house has excellent kerb appeal which is further reinforced by the interior. A notable highlight is the fabulous open plan kitchen and dining room, which is ideally suited to entertain at home. The kitchen features attractive painted units complemented by granite work surfaces and there are a range of integrated appliances such as a double oven, hob, dishwasher and fridge freezer. An additional highlight is the adapted bedroom and living space on the ground floor. The accommodation is very spacious throughout and extends to almost 2500 sq ft across two floors, with the layout having a good flow. The ground floor is accessed via an entrance hall with cloakroom/w.c. leading to a study, sitting room, dining room with bay window and open plan kitchen. In addition there is a further formal sitting room and the adjoining downstairs bedroom. On the first floor there is a main bedroom with en suite bathroom, three further bedrooms and a family bathroom. Outside the property is set back from the road and approached over a good size brick-paved driveway leading up to the attached garage. The pretty landscaped front garden wraps around the side of the house while the rear garden is partly walled and includes a large paved patio and a good-size lawn. Situation Crozier Drive is a quiet, well-presented cul de sac situated in a residential area of South Croydon, between Selsdon Tennis Club and Croham Hurst Woods. The area has local shops, a good range of both state and independent schools including Old Palace, Croydon High, Royal Russell, Trinity and Whitgift schools, as well as good transport links with direct access to Croydon town centre and mainline station. TRAIN SERVICES: Sanderstead station is 1 mile and has direct services to London Bridge and London Victoria. There is also a tram link at Coombe Road with services to Croydon and Wimbledon. Property Ref Number: HAM-26050



















Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan

Including Limited Use Area (0.8 sq m / 9 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 Residential)

Location



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