



Croham Valley Road
Development

111A-D Croham Valley Road,
South Croydon, CR2 7JH

From: £575,000

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READY FOR LATE-SUMMER 2023 OCCUPATION!

OVERVIEW:-

Situated on the broad, tree-lined Croham Valley Road, South Croydon (in the style of a boulevard), these neatly presented, traditionally-built, three-bedroom terrace houses are sure to satisfy a vast array of prospective buyers.

With sympathetic landscaping to the front and rear of each property, the existing street scene offers a sense of leafy suburbia whilst being a mere thirty-minute drive from the M25 Orbital Motorway.

The local environs are well-connected to nearby conurbations and towns as well as providing swift access to Central London; direct access to London Bridge and London Victoria can be sought from South Croydon (1.5 miles), Purley Oaks (2.8 miles) or Purley (3.6 miles) Railway stations. Local buses can be alighted from the Farley Road bus stop (0.1 mile) facilitating access to a wide range of the borough of Croydon.

INSIDE:-

Designed over three-floors (just under 1,000ft²), the properties boast a chic and cool décor which generates a light and airy feel. The ground floor leads to a vast, double-aspect, open-plan lounge/dining/kitchen area with patio doors leading out to a private and enclosed turf and patio area. A high specification of integrated kitchen fixtures include a fridge-freezer, washing machine, dishwasher and Bosch™ oven with accompanying ceramic hob. A combination boiler providing gas central heating throughout, which, coupled with astute positioning of windows and glass doors renders an energy-efficient dwelling. A meter cupboard and cloakroom complete this floor.

The first floor continues with same theme of light décor; the Master Bedroom is serviced by a washroom/en-suite while a separate family bathroom serves the second bedroom.

The distinguishing feature of the property can be found on the second floor with a generous anteroom including a neatly positioned eaves storage cupboard in the far corner. A large bedroom is served by a welcome level of natural light throughout the spring and summer months courtesy of the centrally positioned skylight windows. An en-suite with a power shower; a full-height, glass feature wall in brown/gold brick-effect, full-height feature wall; tasteful polished chrome finish and mosaic tiles complete a desirable homestead for any buyer.

OUTDOOR AMENITY:-

The left-most dwelling (plot one) will possess a private amenity space of 1,356ft² encompassing a line of sapling trees on the north-west boundary as well as a paved side access pathway.

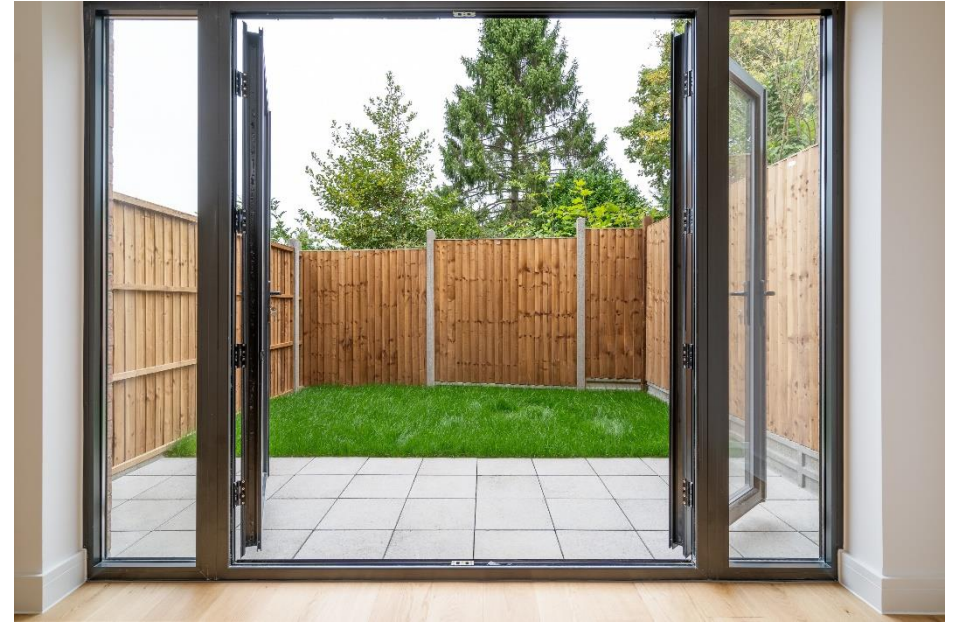
The two mid-terrace houses (plots two and three) will possess a private amenity of 452ft² lined shrubs to the northern boundary and feather-edge fencing to the sides.

The right-most dwelling (plot four) will possess a private amenity space of 721ft² alongside a paved side-access pathway.

Each property will have its own designated refuse store and cycle store.

Council Tax Band: TBD (Anticipated Band E)







Ground Floor



First Floor



Second Floor

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Total Area 971ft² (excluding external private amenity space)

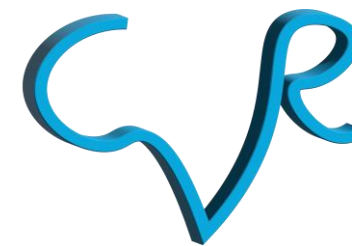
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