



67 Mayfield Road, South Croydon

Offers Over £850,000

ShineRocks  
PROPERTY AGENTS

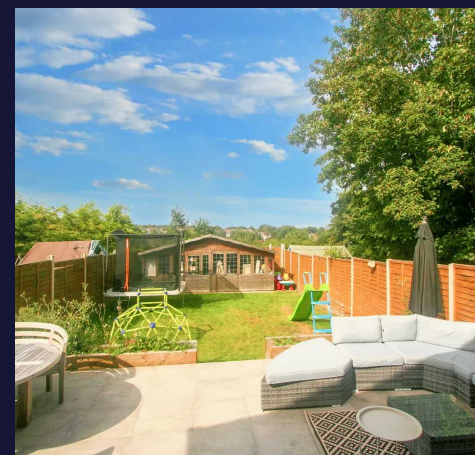
# 67 Mayfield Road

South Croydon, South Croydon

A beautifully extended and modernised, four/six bedroom, three bath/shower room, two reception room, semi detached Edwardian family residence situated just a few minutes walk of Sanderstead station and local shops. Storm porch, entrance hall, down stairs shower room, sitting room with fireplace overlooking front garden, large fully fitted kitchen/breakfast room open plan to and with steps down to large living room with vaulted ceiling, under floor heating and air conditioning, sky lights in ceiling and a spectacular wall of glass with french doors accessing the rear paved terrace and BBQ area. Stairs to first and second floors. Top floor air conditioned principal bedroom suite with newly fitted bathroom and large dressing room (could be used as bedroom five if required), panelled wall with large window and offering far reaching views. The first floor has three further bedrooms and a well fitted family bathroom. Front garden with block paved driveway for two cars, gated side access to rear. Rear garden with large paved terrace and BBQ area, level lawn, large summer house/garden shed.

Tenure: Freehold

- FOUR/SIX BEDROOMS INCLUDING G/F BEDROOM IF REQUIRED
- THREE BATH/SHOWER ROOMS
- TWO RECEPTION ROOMS
- KITCHEN OPEN PLAN TO LARGE LIVING AREA WITH VAULTED CEILING AND SPECTACULAR WALL OF GLASS, UNDER FLOOR HEATING AND AIR CONDITIONING
- COUNCIL TAX - F EPC - D





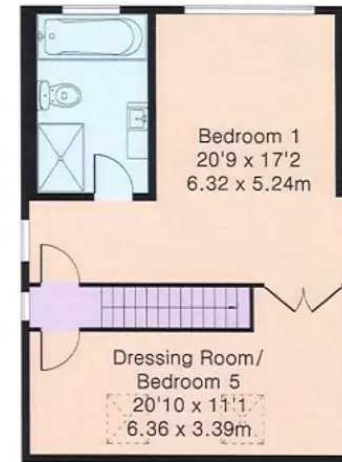


Ground Floor

Approximate Gross Internal Area 2374 sq ft – 220 sq m  
Ground Floor Area 1089 sq ft – 101 sq m  
First Floor Area 721 sq ft – 67 sq m  
Second Floor Area 564 sq ft – 52 sq m



First Floor



Second Floor

## ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.