

FOR SALE



Blenheim Park Road, South Croydon

3 Bedrooms, 1 Bathroom, Detached House

Guide Price £670,000



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- Detached House 1612 Sq ft
- Three Bedrooms
- 24' Double Reception Room
- Modern Kitchen & Utility Room
- Covered Outdoor Kitchen/Bar



GUIDE price of £670,000 - £710,000**Biggest floor space in the Street** Enjoying a popular residential location on the South Croydon/Purley border, within easy reach of many state, academy, denominational and private schools, this attractive detached house is the perfect for those working from home, wanting a gym or just in need of some extra space, as it comes with a Huge garden room which has its own Kitchenette and Bathroom/wc.

The house is approached via a long, attractively landscaped front garden and the elevated position provides a lovely outlook across the valley. A driveway leads to an attached garage at the side of the property providing off-road parking for 2 cars, plus garaging and there is an EV charging point already installed.

Well presented throughout, the internal accommodation affords an entrance hall, a guest cloakroom/wc, a 24' double reception room, a fitted kitchen, utility room, a useful 21' conservatory leading to the rear garden, three bedrooms, a modern bathroom and a separate wc. Accessed via the a stunning paved patio area at the rear - perfect for al fresco entertaining - there is an outdoor kitchen/bar room attached to rear of the house and adding to the sense of fun!

The sunny South-West facing rear garden extends 73' in total, with a raised lawn area beyond the paved patio and at the rear is the large garden room. This measures 27' x 15' and with it's own facilities could lend itself to a host of uses - office, gym, teenage hang-out....

For commuters Purley Oaks Station is close at hand and there are regular bus services nearby towards Purley and Croydon town centres.

Well regarded Cumnor House boys school, Krishna



Avanti, Regina Coeli and John Fisher Catholic Schools, the Harris Academy secondary school and the renowned Whitgift School are all within comfortable striking distance, as are the popular grammar schools in Wallington - Wilsons, Wallington County Grammar and Wallington High School all about a 10 - 15 minute drive away.

Call the seller's sole agent, Martin & Co Croydon, now for an appointment to view!





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



Blenheim Park Road, CR2

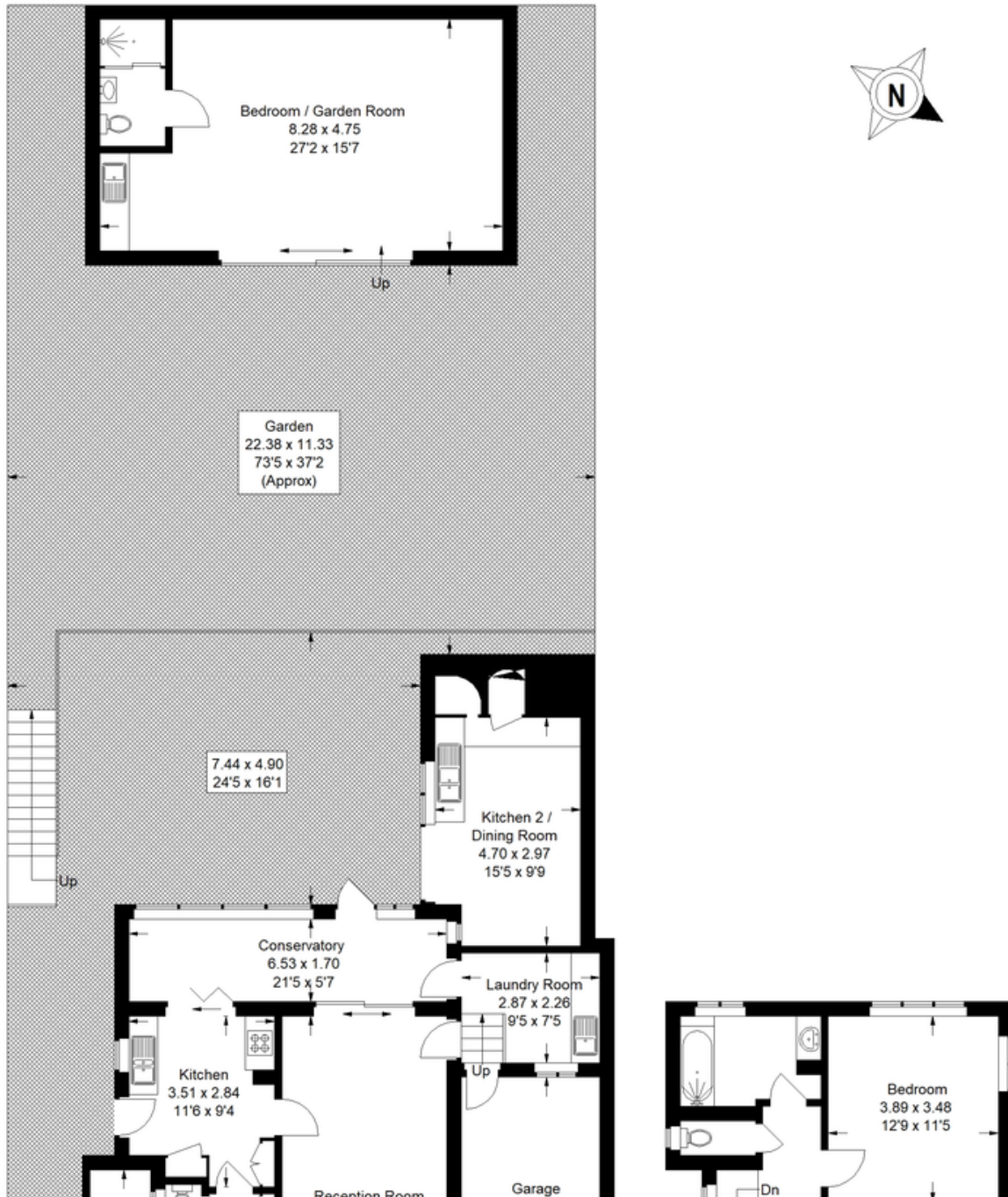
Approximate Gross Internal Area

Ground Floor (Including Garage & Excluding Shed & Outbuilding)

102.3 sq m / 1101 sq ft

First Floor = 47.5 sq m / 511 sq ft

Total = 149.8 sq m / 1612 sq ft



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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