



20 Tudor Close, South Croydon - CR2 9DX

Guide Price **£539,950**





20 Tudor Close

South Croydon, South Croydon

Park & Bailey are pleased to offer to the market this well presented and extended three bedroom family home situated in a quiet cul-de-sac within easy...

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



Park & Bailey are pleased to offer to the market this well presented and extended three bedroom family home situated in a quiet cul-de-sac within easy reach of schools, local shops bus route and open countryside. The property also has planning permission for a loft extension to create an additional bedroom with dressing room and an ensuite bathroom. The accommodation briefly comprises a porch leading to the ENTRANCE HALL with understairs cupboard, downstairs cloakroom with low level wc and wash basin. LOUNGE - with double glazed bay window to the front with fitted blinds, fireplace with marble surround and gas fire. Double doors to the dining room which is open plan to the extended kitchen which has been fitted in a range of base and eye level units with work surfaces over, fitted breakfast bar, appliances include a four burner gas hob, oven and integral fridge freezer Stairs from the entrance hall lead to the first floor landing with storage cupboard and loft access. BEDROOM 1 - With double glazed window to the front aspect, range of fitted wardrobes and cupboard over bed recess. BEDROOM - 2 with windows to the rear aspect, two built in wardrobes. BEDROOM 3 - With double glazed window to the front. BATHROOM - bath with shower over, wash basin with cupboard below, tiled walls and floor, heated towel rail Separate WC Outside To the front of the property is a block paved driveway providing off street parking, gate with covered walk way leading to the rear garden. The rear garden has a patio leading to the remainder of the garden mainly laid to lawn with flower and shrub beds, garage with rear access. Planning permission was granted in 2021 planning reference - 21/04528/LP | Rear dormer extension and rooflights to front roof slope to create a bedroom with ensuite and dressing area. Full plans can be found at croydon.gov.uk. COUNCIL TAX BAND D As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider. Taylor Rose MW - £200



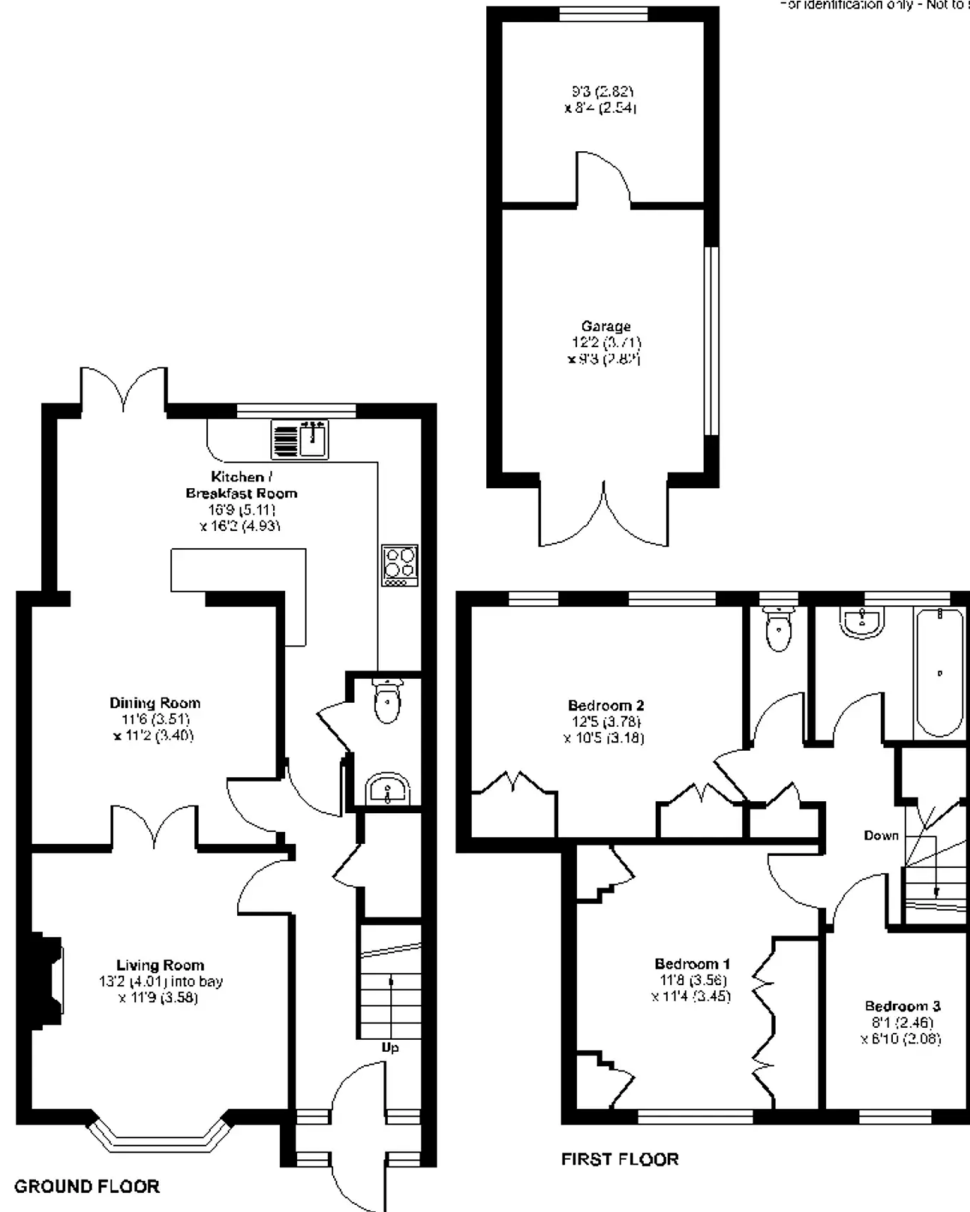
Tudor Close, South Croydon, CR2

Approximate Area = 1050 sq ft / 97.5 sq m

Garage = 194 sq ft / 18 sq m

Total = 1244 sq ft / 115.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nich-com 2023. Produced by Park & Bailey. RLI : 1048785



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