



## Leighton Gardens, South Croydon - CR2 9DZ

Guide Price £650,000





## 23 Leighton Gardens

South Croydon, South Croydon

A beautifully presented three/four bedroom semi detached family home offered in excellent decorative order which has been extended to the rear to create a fourth bedroom with an ensuite or it could be used as an additional reception room if required.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Entrance Hall
- Lounge
- Kitchen/Breakfast Room
- Downstairs Bedroom with Ensuite
- Three Bedrooms
- Family Bathroom
- Off street parking
- Level rear garden



**Ground Floor:** Upon entering the property, you are greeted by a spacious lounge located to the front, providing an inviting space for relaxation and entertaining. The focal point of the ground floor is the beautifully refitted kitchen/breakfast room, designed to cater to the demands of contemporary living. Featuring modern appliances and ample storage, this space seamlessly transitions into the heart of the home.

Conveniently situated on the ground floor is a generously sized bedroom accompanied by an ensuite shower room, offering flexible living arrangements ideal for guests or multigenerational households.

**First Floor:** Ascending to the first floor, you will find two well-proportioned double bedrooms and a cozy single bedroom, each providing a peaceful retreat for rest and relaxation. The accommodation is complemented by a recently refitted bathroom, exuding sophistication and style with its contemporary fixtures and fittings.

**Exterior:** Externally, the property boasts off-street parking for several cars, ensuring hassle-free parking arrangements for residents and visitors alike. The level rear garden is a true haven, featuring a charming patio area perfect for al fresco dining and entertaining during warmer months. This outdoor space offers endless possibilities for outdoor recreation and relaxation, making it an idyllic extension of the home.

**Additional Features:**

- Extended living space providing versatile accommodation
- Modern refitted kitchen/breakfast room
- Ground floor bedroom with ensuite shower room
- Two double bedrooms and a single bedroom on the first floor
- Refitted family bathroom with contemporary fixtures
- Ample off-street parking for several cars
- Level rear garden with inviting patio area

Conveniently located within close proximity to local amenities, including shops, schools, and transport links, this property offers the perfect balance of tranquility and convenience.





## Park & Bailey Warlingham

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