



29 Harewood Road, South Croydon - CR2 7AT

FINE & COUNTRY



## 29 Harewood Road

South Croydon, Surrey CR2 7AT

A charming and detached family home built in 1928 and standing on a corner plot opposite the beautiful St Emmanuel Church in this highly convenient location.  
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G

- Corner Plot
- Quiet South Croydon Location
- Walking Distance of Stations
- In Need of Modernisation
- Original Features
- Single Garage
- Off Road Parking





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An opportunity to acquire this 4 bedroom, 3 reception room detached residence, situated on a corner plot opposite St Emmanuel's Church in this highly sought after, quiet tree lined road, within easy reach of both South Croydon and Sanderstead railway stations.

Offered for sale now requiring upgrading and modernisation, giving scope to extend, being a corner plot, subject to the necessary planning permissions.

Built in 1928 as the Vicar's residence, this pretty brick built home over two floors, with many rooms offering double aspect windows to take full advantage of this sunny South East facing plot.

The spacious entrance hall has a lobby with downstairs cloakroom and coats cupboard off, opening up to a recent size hallway with all rooms leading off. The lounge has french doors to the rear garden and fireplace.





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Rising to the first floor via the dog leg staircase, you will find four bedrooms. The principle bedroom offers a range of built in wardrobe cupboards with sliding mirrored doors. The family bathroom services the bedrooms and is fitted with a panelled bath, separate shower cubicle, wc and sink unit.

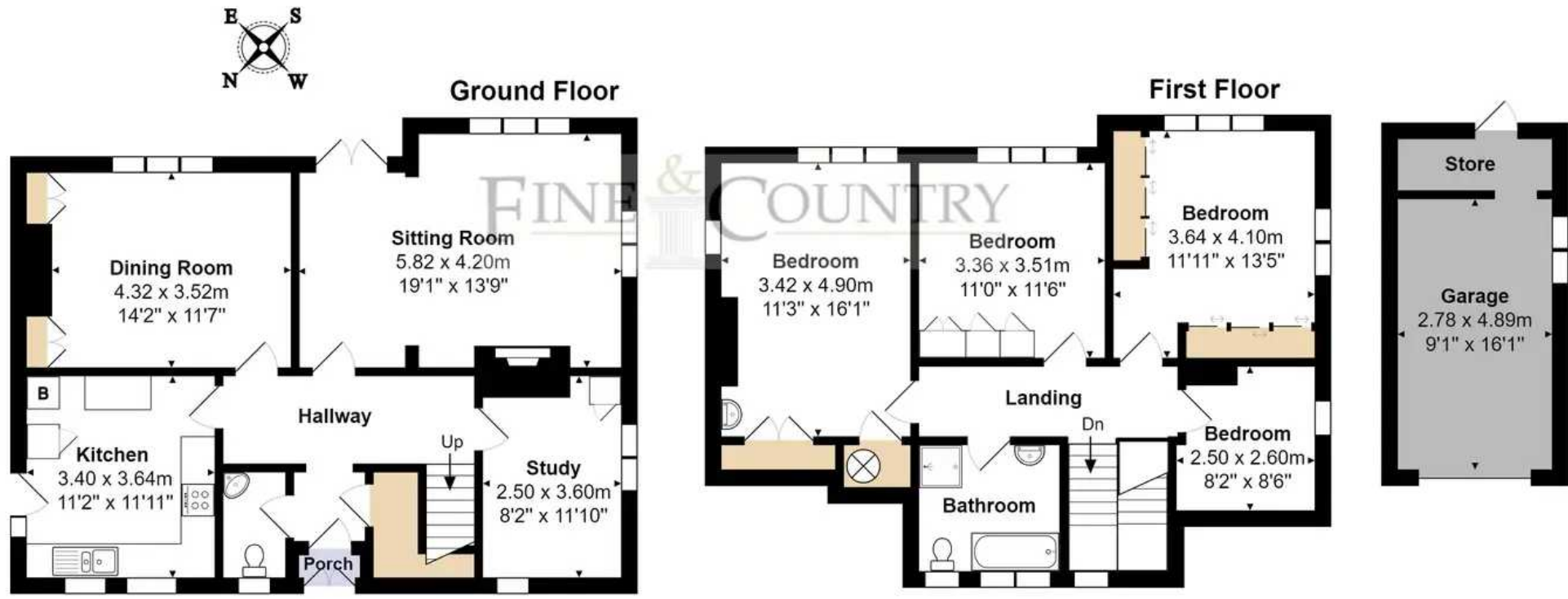
### OUTSIDE

The gardens are a particular feature of the property, being a corner plot with levels lawns to the rear and the side aspect. Hedging to boundaries, flower beds and mature trees and shrubs. The front garden offers a level lawn area, a door to a covered area leading to the kitchen and rear garden, a driveway for off road parking leading to a SINGLE GARAGE with up and over door, power and light.

LOCATION - Harewood Road is a sought after road situated within the popular and convenient Croham Hurst area with Croham Hurst Golf Club being just a short walk away in addition to the beautiful wooded area of Croham Hurst. Nearby is Croham Valley Road/Croham Road where there are buses passing by accessing central Croydon and beyond, with Lloyd Park and Coombe Lane Tram stop also being within half a mile. Additionally South Croydon Station is easily accessible making this a fantastic home in terms of being set in a quiet location yet within easy reach of many forms of transport.







**Harewood Road, South Croydon**

**Total Area: 153.1 sq m ... 1648 sq ft (excluding Garage & Store)**

All measurements are approximate and for display purposes only.





## Fine & Country

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