



**Limpsfield Road, South Croydon - CR2 9DG**

Guide Price **£650,000**





## Limpsfield Road

South Croydon, South Croydon

This extended four-bedroom semi-detached family home with a self-contained annex offers versatile living spaces, ideal for growing families or those seeking additional accommodation for relatives or guests.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Lounge/Dining Room
- Play Room/Dining Room
- Three Bedrooms
- Self Contained Annex
- Loft Room
- Large Garage





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## Ground Floor:

- **Lounge/Dining Room:** A spacious and welcoming area perfect for family gatherings and entertaining. This room leads seamlessly into the playroom.
- **Play Room/Dining Area:** This flexible space can be used as a playroom for children or as an additional dining area. It features double doors that open into the extended kitchen, creating a fluid living space.
- **Extended Kitchen:** A well-equipped kitchen with ample storage and workspace, perfect for culinary enthusiasts and large families.

## First Floor:

**On the first floor there are three bedrooms. A door has been added between bedrooms one and three to create a master bedroom and dressing room.**

**There is a further double bedroom with fitted wardrobes and a family bathroom with bath and a shower.**

**There is also an additional loft room.**

## Annex Accommodation

The annex is arranged over two floors and comprises on the ground floor a **Sitting/Dining Room:** A large sitting area that also accommodates a dining space, perfect for relaxing or entertaining guests. A separate, fully fitted kitchen with direct access to the rear garden.

**First Floor:** A spacious double bedroom, complemented by an ensuite shower room.

## Outside

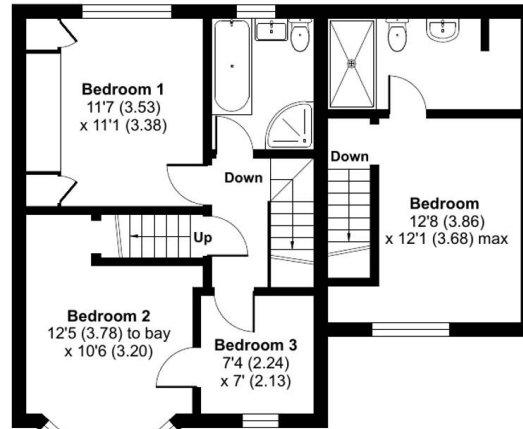
- **Rear Garden:** A well-maintained garden providing a private outdoor space for relaxation and recreation.
- **Detached Double Garage:** Located at the end of the garden, the double garage offers secure parking and additional storage space.
- **Off-Street Parking:** Additional parking space is available outside the garage, ensuring ample room for multiple vehicles.



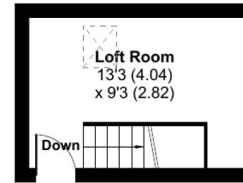
# Limpsfield Road, South Croydon, CR2



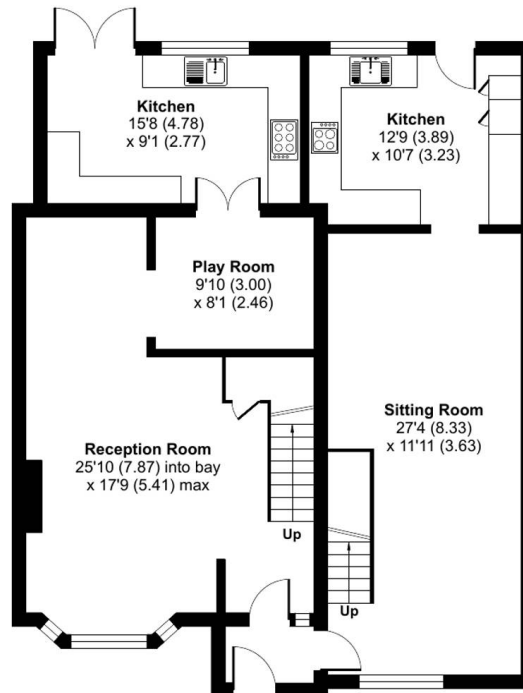
Approximate Area = 1197 sq ft / 111.2 sq m  
Annexes = 697 sq ft / 64.7 sq m  
Garage = 307 sq ft / 28.5 sq m  
Total = 2201 sq ft / 204.4 sq m  
For identification only - Not to scale



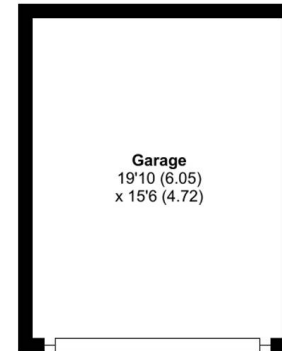
ANNEXE FIRST FLOOR / FIRST FLOOR



SECOND FLOOR



ANNEXE GROUND FLOOR / GROUND FLOOR





## Park & Bailey Warlingham

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