



Farley Road, South Croydon - CR2 7NP

In Excess of £750,000





Farley Road

South Croydon

A lovely four bedroom detached family home that has been extended to create a fantastic family home set on a beautiful south west facing plot.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House
- 4 Bedrooms
- 2 Receptions
- 2 Bathrooms



A lovely four bedroom detached family home that has been extended to create a fantastic family home set on a beautiful south west facing plot backing woodland.

Approached by a large blocked paved drive which provides off street parking for several vehicles is this lovely four bedroom extended family home.

The accommodation briefly comprises an enclosed porch leading to a spacious entrance hall with an oak floor and built in storage cupboard. There is a bright and spacious triple aspect sitting room with patio doors leading to the beautiful rear garden.

The kitchen has been extended to the rear to create a good size kitchen/breakfast room. There is also a study/play room and a shower room on the ground floor.

On the first floor are four bedrooms with three having fitted bedroom furniture. A spacious refitted bathroom comprising panel enclosed bath, separate shower cubical, low level wc and wash basin with cupboard storage.

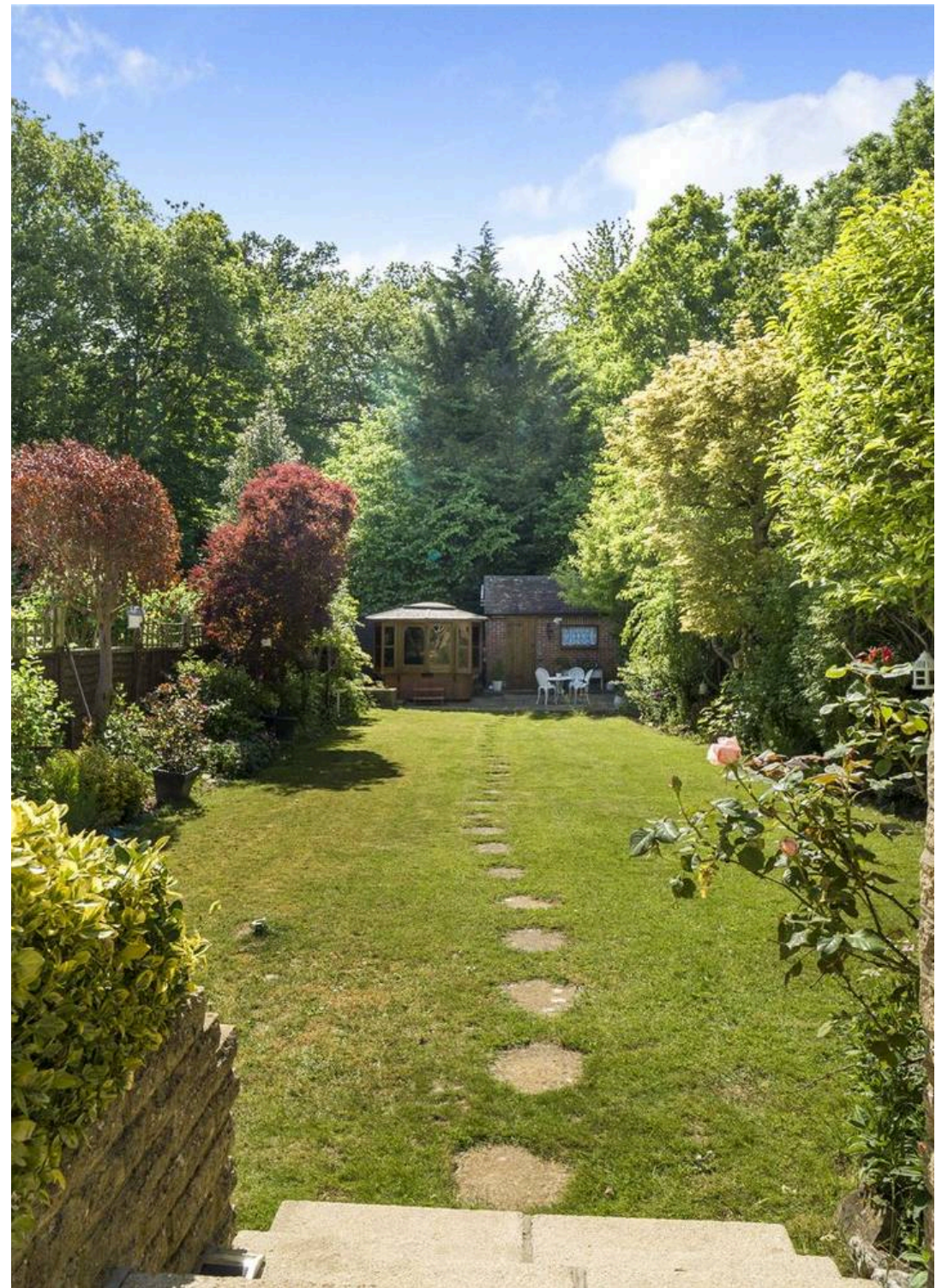
Outside To the front of the property is a large block paved driveway providing off street parking for several vehicles with side access leading to the rear garden. The large rear garden is a particular feature of the property and has a large paved terrace with steps leading to a level lawn with flower and shrub borders. There is a brick built garden room with power and light located at the end of the garden which would make a great home office. Hot tub with timber hot tub room.

A gate provides access to the woods. We are informed by the vendor they have access to the allotment to the side of the property.

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.

Cook Taylor Woodhouse - £200

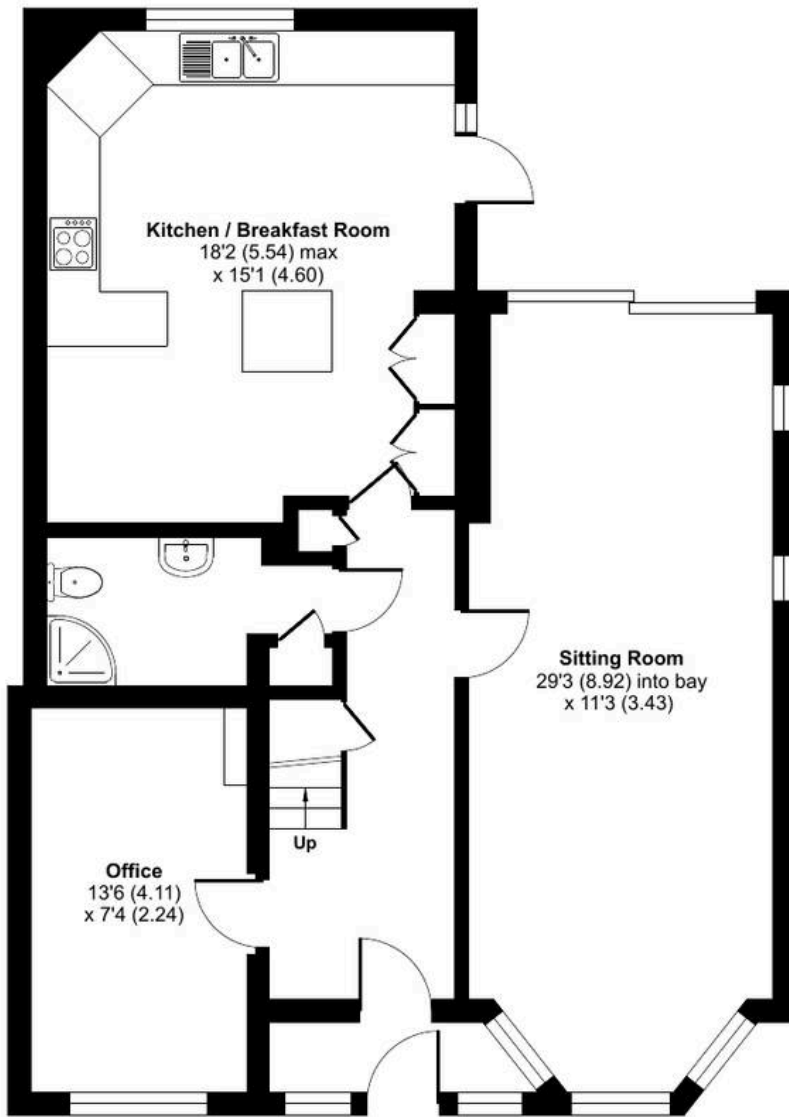
Taylor Rose -£210



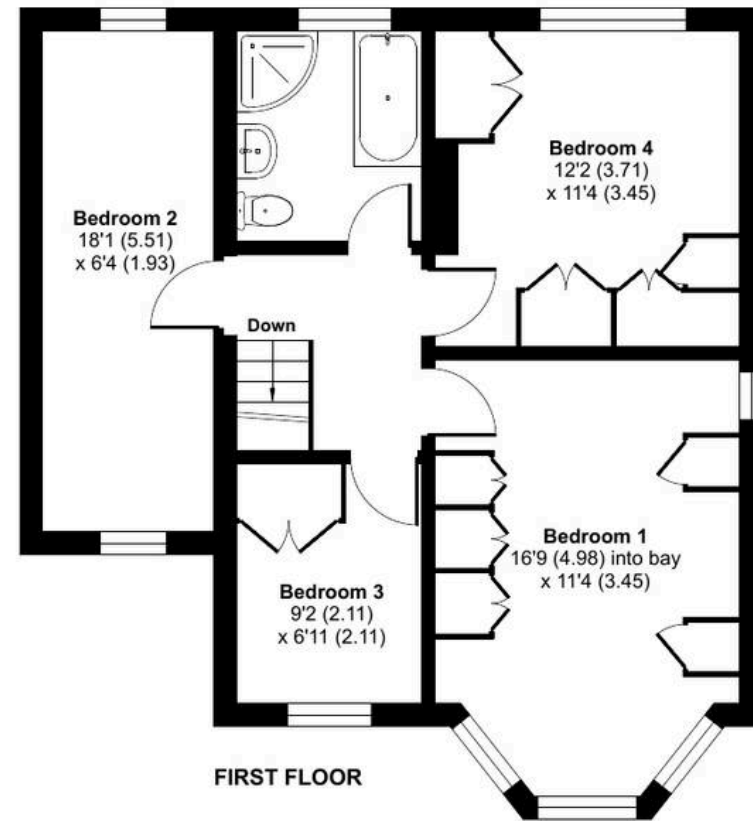
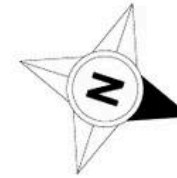
Farley Road, South Croydon, CR2

Approximate Area = 1546 sq ft / 143.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

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