



7 Mitchley Grove, South Croydon – CR2 9HS

Guide Price £575,000

P A R K &
B A I L E Y



7 Mitchley Grove

South Croydon

Park & Bailey are delighted to offer to market this chain free, 3 bedroom semi detached chalet style house which offers great potential subject to planning. Call today to arrange your appointment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi Detached Family Home
- NO CHAIN
- Great potential STPP
- Walking distance to Sanderstead Village
- Garage
- Level Garden



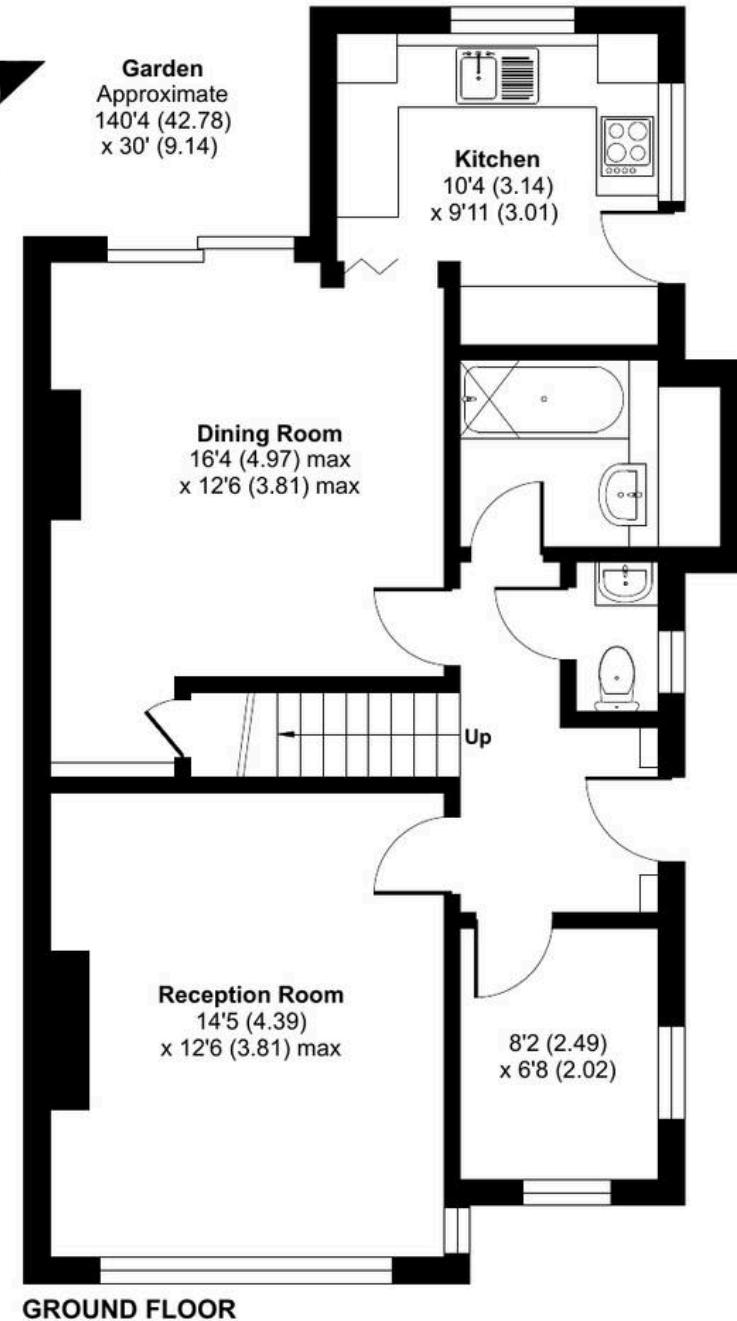
This chain-free, three-bedroom, chalet-style semi-detached home offers excellent potential for extension (subject to planning permission) and would make the ideal family home. It's perfect for growing families seeking proximity to top schools, or for downsizers who want a level plot within walking distance of Sanderstead Village, bus services, Waitrose, and a choice of nearby stations for easy access to London. Additionally, the property is just a two-minute walk from Sanderstead Recreational Ground and Cricket Club, providing a great space for family activities.

Inside, the property features two spacious reception rooms, a third bedroom on the ground floor, a downstairs bathroom with separate w/c, and a well-sized fitted kitchen. Upstairs, there are two large double bedrooms, with an en-suite w/c to one, and plenty of eaves storage space. Many similar homes in the area have added dormer windows to the eaves, creating extra bedrooms and bathrooms.

The home is set on a level plot, with a beautiful front garden, off-street parking via a driveway, and a single detached garage with electricity point. The south-facing landscaped garden is approximately 150ft long, featuring a large patio area, established flower borders filled with shrubs and a large lawn.

This desirable residential street offers a blend of suburban tranquillity and excellent connectivity to central London. The property is situated within walking distance of Sanderstead Village, which boasts local shops, cafes, and Waitrose. For commuters, the area provides easy access to nearby train stations, including Sanderstead and South Croydon stations, offering regular services into London. Additionally, there are several well-regarded schools in the vicinity, making it ideal for families. The surrounding area offers green spaces, including Sanderstead Recreational Ground and the Cricket Club, perfect for outdoor activities. Public transport links and local amenities, including bus services, further enhance the convenience of this location.





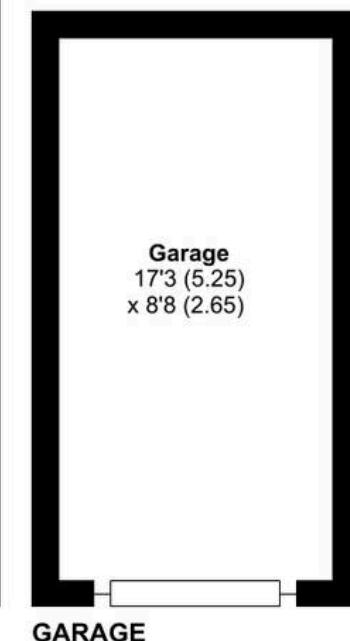
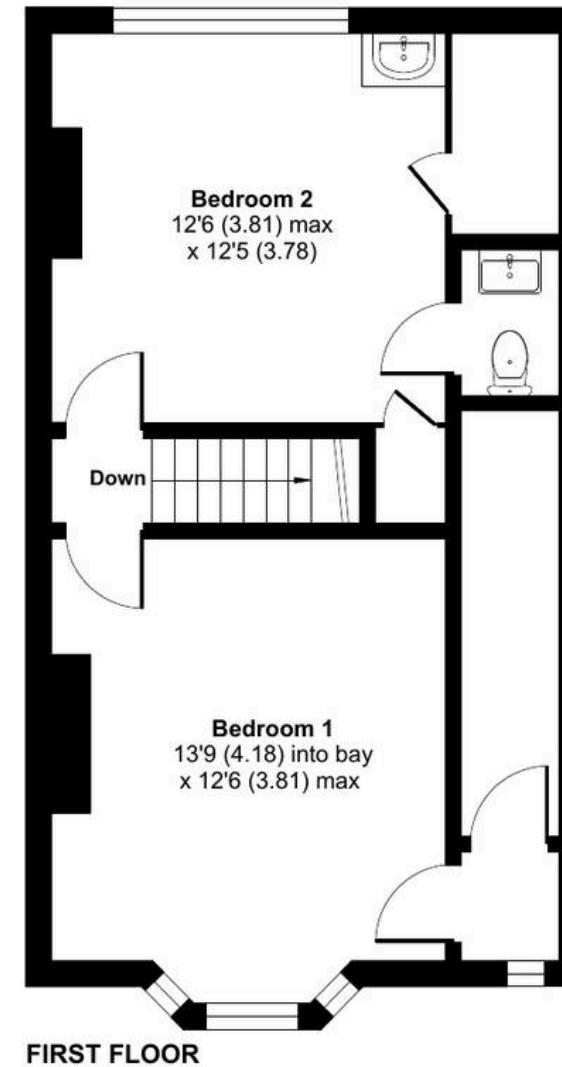
Mitchley Grove, South Croydon, CR2

Approximate Area = 1155 sq ft / 107.3 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1305 sq ft / 121.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
Produced for Park & Bailey. REF: 1218386



Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • warlingham@parkandbailey.co.uk • www.parkandbailey.co.uk/