



30 Crest Road, South Croydon

Offers in Excess of £695,000 Freehold

ShineRocks  
PROPERTY AGENTS



# 30 Crest Road

## South Croydon

A well presented, five bedroom, three reception room, semi-detached property situated in the sought after Ballards Farm area of South Croydon, being within easy reach of South Croydon station and Croydon Tramlink serving East Croydon station.

Spacious entrance hall, lounge/dining room with French doors to patio, fitted kitchen/breakfast room with integrated appliances, conservatory, principal bedroom with fitted bedroom furniture, four further bedrooms, bedroom 5 currently used as a study, three bedrooms with fitted bedroom furniture, family bathroom with walk in shower.

Front garden with block paved driveway. large West facing rear garden.

- SEMI-DETACHED FOUR/FIVE BEDROOM FAMILY RESIDENCE
- TWO/THREE RECEPTIONS
- LARGE WEST FACING GARDEN
- INTEGRAL GARAGE AND BLOCK PAVED DRIVEWAY
- A SHORT DRIVE TO ROYAL RUSSELL & CROYDON HIGH SCHOOL, SELSDON SHOPS WITH SAINSBURY AND ALDI SUPERMARKETS
- TRAINS TO LONDON FROM SOUTH CROYDON STATION
- COUNCIL TAX - F
- AWAITING EPC











## ShineRocks Estate Agents

ShineRocks Property Agents, 4 Russell Parade, Russell Hill Road - CR8 2LE

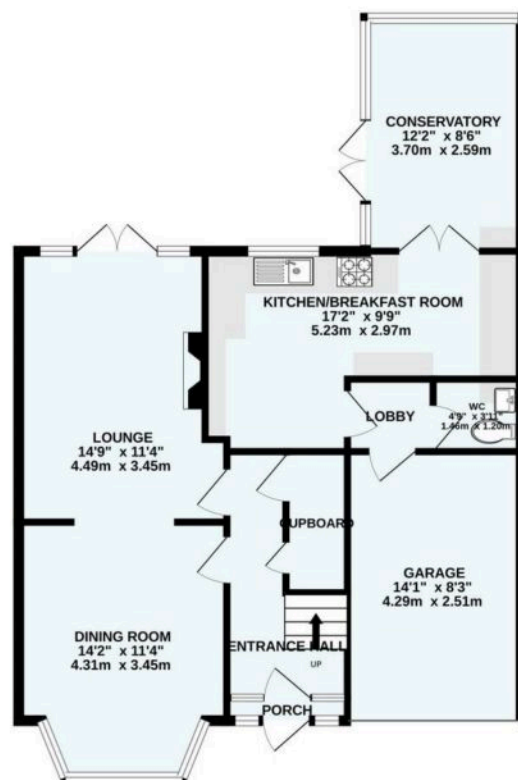
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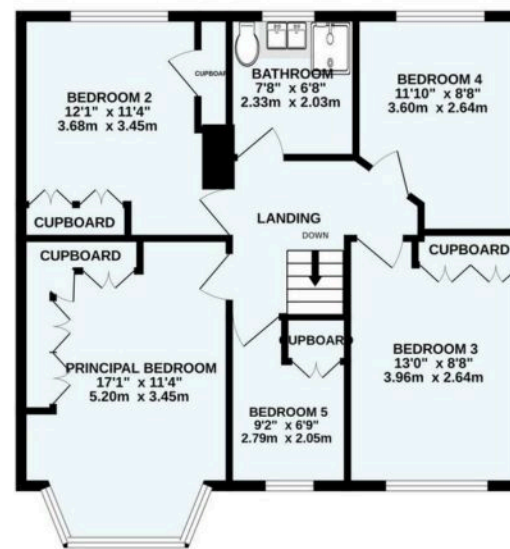
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GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 1541 sq.ft. (143.2 sq.m.) approx.  
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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.