



PRICE £700,000 FREEHOLD

4 WALDEGROVE, CROYDON, CR0 5JX

ShineRocks  
PROPERTY AGENTS

A rare opportunity to purchase this modern, four bedroom link-detached family residence, situated on a South facing plot, offering extension potential to both side and rear (stpp). The property is located in a sought after cul de sac within easy walking distance of Croydon town centre and East Croydon railway station.

**THE ACCOMMODATION COMPRISES: COVERED PORCH, SPACIOUS ENTRANCE HALL, WC, KITCHEN BREAKFAST ROOM, LIVING ROOM, DINING ROOM, STAIRS TO FIRST FLOOR LANDING, MASTER BEDROOM WITH EN SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, TANDEM GARAGE.**





**DESCRIPTION** A well presented, four bedroom, two bath/shower room, two reception room, link-detached family residence, offering extension potential to both side and rear (stpp), situated in a quiet sought after cul de sac on the edge of the Whitgift Foundation Estate, within easy walking distance of Croydon Town centre and East Croydon railway station and Sandilands tram link. Entrance porch, spacious hallway, WC, living room with bi-fold doors opening to rear garden, square archway to dining room with door to fitted kitchen breakfast room. Stairs rising to first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom. Driveway to front leading to tandem garage, courtyard area. Mainly paved fully fenced rear garden. **THESE ARE DRAFT DETAILS AWAITING VENDORS APPROVAL.**

**AMENITIES** Waldegrove is a sought after residential road on borders of The Whitgift Foundation, located close to buses and tram, within walking distance of East Croydon main line station serving London Bridge and Victoria within 21/ 23 minutes. The house is close to Sandilands tram stop, Shirley Park Bowling Club, Shirley Park Golf Club and Lloyd Park. The Whitgift Centre with its many shops, restaurants and bars, is within easy reach, as well as excellent schools which include Trinity, Whitgift, Coloma, Old Palace and Royal Russell. Gatwick Airport is within easy reach, as well as excellent connections to both the M25/M23 and Brighton.

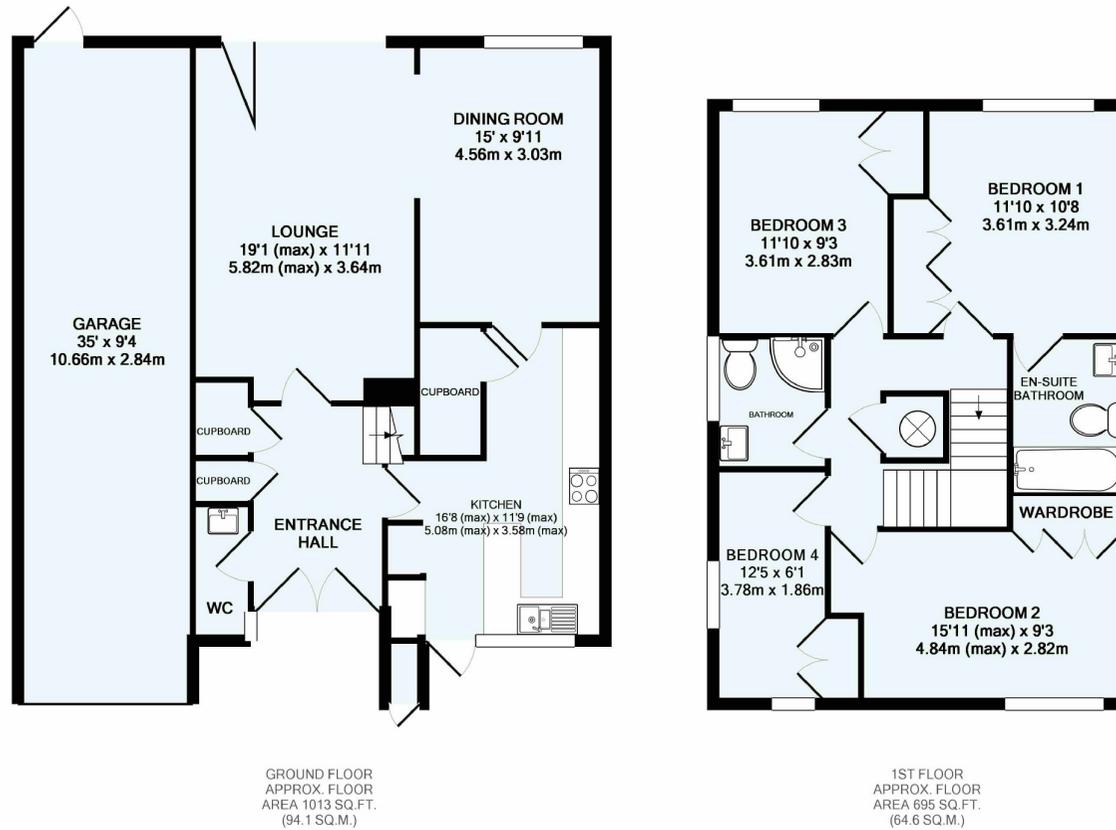
**OUTSIDE FRONT GARDEN:** Driveway leading to Tandem garage, level lawn with potential to extend driveway and parking subject to consent, fenced bin store area.

**REAR GARDEN:** Approached through bi-fold doors from the living room, the fully fenced/walled South facing rear garden is mainly paved with planted shrub border to the rear.

**EPC 62 - 81**

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TOTAL APPROX. FLOOR AREA 1709 SQ.FT. (158.7 SQ.M.)

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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.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVAL SHINEROCKS

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