



OFFERS IN EXCESS OF £1,000,000 FREEHOLD

9 CAMPDEN ROAD, SOUTH CROYDON, CR2 7EQ

ShineRocks
PROPERTY AGENTS

An extremely spacious and impressive detached Victorian family residence, located in a sought after location within walking distance of South Croydon station and Lloyd Park tram stop. The property offers a front driveway with off street parking for four cars and a large level mature west facing garden.

THE ACCOMMODATION COMPRISES: COVERED PORCH, ENTRANCE HALL, WC, KITCHEN/BREAKFAST ROOM, LEAN-TO/UTILITY ROOM, DINING ROOM, LIVING ROOM, FAMILY/ GAMES ROOM, BASEMENT, MASTER BEDROOM WITH EN-SUITE DRESSING ROOM & BATHROOM, FIVE FURTHER BEDROOMS, FAMILY BATHROOM, WC, TOP FLOOR SITTING ROOM/BEDROOM FIVE, STUDY, SHOWER ROOM.





DESCRIPTION An imposing, double fronted, six/seven bedroom, three reception room, three bath/shower room, Victorian detached family residence, situated on a large level plot, with driveway for four cars. The property is located within walking distance of Lloyd Park Tram stop and South Croydon station. Covered porch, entrance hall with door to rear garden, living room with bay window and bi-fold doors to family/games room also with bay window and french doors to rear garden, dining room with bay window and fireplace, kitchen/ breakfast room (space for American style fridge/freezer) with bi-fold doors opening to dining room, overlooking rear garden, lean-to/utility room, ground floor WC, storage cupboards. Stairs to spacious first floor landing, master bedroom with dressing room and en-suite bathroom, two further double bedrooms, family bathroom, separate WC. Stairs to second floor landing, three further double bedrooms and a sitting room, study, family shower room. The property has approximately 3,500 sq ft of gross internal living space plus a basement offering additional storage. There is a spacious driveway to the front with off street parking for four cars. The large level West facing garden is a particular feature of the property.

AMENITIES The property is situated in a highly sought after and convenient location, being within 10 minutes walk of South Croydon station and minutes walking distance of Lloyd Park Tram stop, serving East Croydon Railway station with connections to London Bridge, Victoria and Clapham Junction within 13/16/7 minutes. Recreational facilities include Lloyd Park, Croham Hurst Woods and Croham Hurst Golf Club as well as various shops, restaurants, pubs and wine bars in South Croydon. Central Croydon with all of it's facilities including East Croydon station is about 25 minutes walk. The area is well served with many excellent schools to include The Limes, The Cedars School, Whitgift, Old Palace, Trinity, Coloma, Croydon High and Royal Russell to name but a few. The M23/M25 are within a 20 minute drive, serving Gatwick Airport and Brighton.

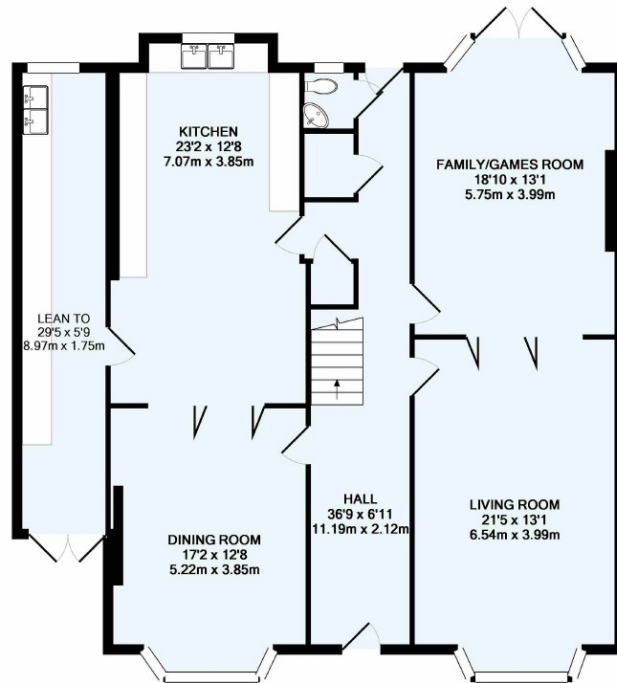
OUTSIDE FRONT GARDEN: The frontage of the property has been laid as driveway offering off street parking for four cars, bordered to two sides with close boarded fence, bin store.

REAR GARDEN: Approached via the hall, family/games room and lean-to/utility room, leading to a spacious paved terrace, foot path to summer house located towards the rear of the garden. The west facing garden is a real feature of the property, the main garden area being mainly laid to lawn on two levels, with a variety of mature shrubs and trees.

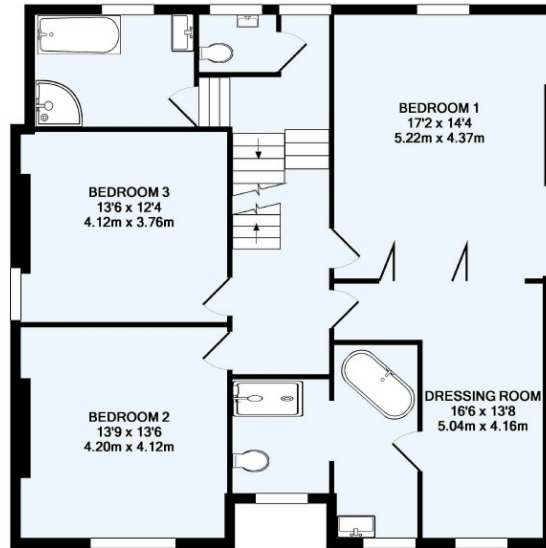
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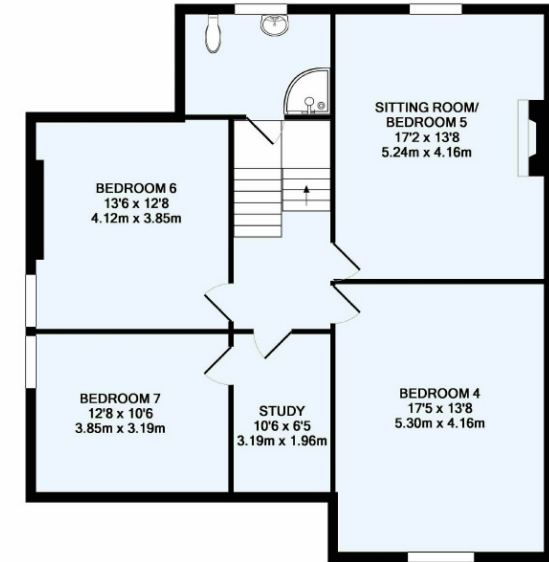
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GROUND FLOOR
APPROX. FLOOR
AREA 1386 SQ.FT.
(128.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1100 SQ.FT.
(102.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 990 SQ.FT.
(92.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3476 SQ.FT. (322.9 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

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