



OFFERS IN EXCESS OF £500,000 FREEHOLD

31 HARRISONS RISE, CROYDON, CR0 4LL

ShineRocks
PROPERTY AGENTS

In our opinion, a really lovely and individual, three double bedroom, two bath/shower room detached family home, which has been extensively refurbished and modernised by the current owners to a high standard, including solid oak floors to the ground floor living area, a fully fitted kitchen/breakfast room with sky lights and french doors to the immaculately presented rear garden.

THE ACCOMMODATION COMPRISES: COVERED PORCH, ENTRANCE HALL, LIVING/DINING ROOM, OPEN PLAN KITCHEN/BREAKFAST ROOM, STAIRS TO FIRST FLOOR LANDING, PRINCIPAL BEDROOM WITH FITTED WARDROBES, BEDROOM TWO, FAMILY BATHROOM WITH BATH AND WALK-IN SHOWER, STAIRS TO SECOND FLOOR, BEDROOM THREE, EN-SUITE SHOWER ROOM, STORAGE, FULLY FENCED REAR GARDEN.





DESCRIPTION A beautifully presented and refurbished, three double bedroom, two bath/shower room, detached family home, situated in a quiet street within walking distance of Croydon town centre with East Croydon station being approximately 20 minutes walk. Covered porch. entrance hall, living/dining room overlooking front aspect with solid oak floors and open fireplace, open plan to fully fitted kitchen/breakfast room with granite work tops and tiled floor, french doors to delightful fully fenced rear garden. Staircase to spacious first floor landing, principal bedroom with wall to wall fitted wardrobes, second double bedroom, large family bathroom with two sinks, bath and walk-in shower. Stairs to second floor, third double bedroom with storage and en-suite shower room.

AMENITIES The property is situated in a highly sought after and convenient location, being within approximately 19 minutes walk of East Croydon Railway station with connections to London Bridge, Victoria and Clapham Junction within 13/16/7 minutes. Recreational facilities include Duppas Hill Park, Wandle Park, Lloyd Park, Croham Hurst Woods and Croham Hurst Golf Club as well as various shops, restaurants, pubs and wine bars. Central Croydon with all of its facilities is about 15 minutes walk. The area is well served with many excellent schools to include The Old Palace School, Howard Primary school, Elmhurst School, Wilson's School. The Limes, The Cedars School, Whitgift, Trinity, Coloma and Royal Russell to name but a few. The M23/M25 are within a 20 minute drive, serving Gatwick Airport and Brighton.

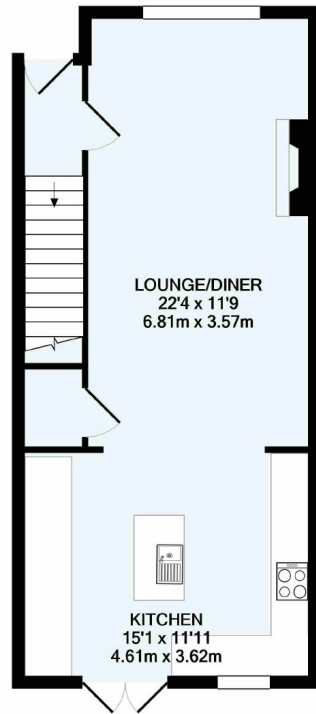
OUTSIDE FRONT GARDEN: Bordered to the road by a rendered wall, small area with ornamental dwarf conifers, space for bin store.

REAR GARDEN: Accessed via french doors from the kitchen/breakfast room, level artificial lawn, fully fenced.

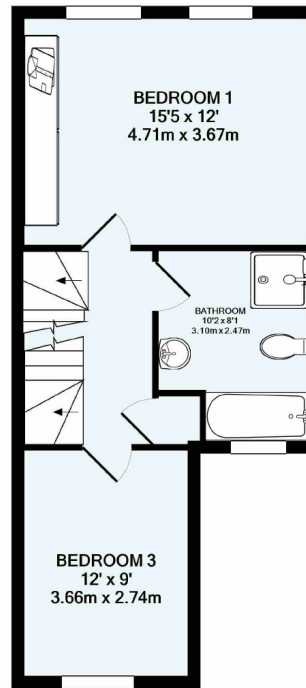
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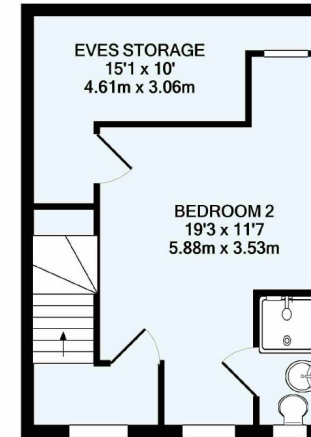
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GROUND FLOOR
APPROX. FLOOR
AREA 509 SQ.FT.
(47.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1279 SQ.FT. (118.8 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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