



PRICE £1,600,000 FREEHOLD

2 HARLAND AVENUE, WHITGIFT FOUNDATION, CROYDON, SURREY, CR0 5QB

ShineRocks
PROPERTY AGENTS

An impressive, Tudor style, five/six bedroom, four bath/shower room, four/five reception room, detached family residence. The property has been skillfully extended and modernised by the current owners creating a beautiful family home with an independently accessed ground floor annexe if required.

THE ACCOMMODATION COMPRISES: ENTRANCE HALL, WC, DINING ROOM, STUDY, KITCHEN/BREAKFAST/FAMILY ROOM, UTILITY ROOM, PANTRY, LIVING ROOM, CINEMA ROOM/BEDROOM 6, EN-SUITE SHOWER ROOM, GYM, PLANT ROOM, INTEGRAL GARAGE. GALLERIED LANDING, PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE, BEDROOM TWO WITH EN-SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM. DOUBLE GARAGE.





DESCRIPTION A beautiful five/six bedroom, four bath/shower room, four/five reception room, detached family residence, situated on a southerly aspect plot, secluded from the road by a high conifer hedge with sweeping in & out driveway leading to integral single and detached double garages. Located on the exclusive Whitgift Estate, within walking distance of Sandilands tram stop, Trinity school and Lloyd park. Panelled entrance hall, matching bi-fold doors to dining room with french doors to rear terrace, study, fully fitted kitchen/breakfast/family room with bi-fold doors to rear terrace, separate utility room, pantry, double aspect living room with bi-fold doors to rear terrace, cinema room/annexe/bedroom six with door to rear terrace, en-suite shower room, gym, plant room, integral single garage. Stairs to galleried landing, principal bedroom with en-suite and dressing room, bedroom two with en-suite and dressing area and door to balcony, three further bedrooms, family bathroom. Secluded front garden with gated access to rear garden. Lovely landscaped rear garden with summer house and gated access to tennis club.

AMENITIES Harland Avenue is a sought after tree lined residential road on The Whitgift Foundation, offering excellent links via bus and tram to East Croydon main line station serving London Bridge and Victoria within 21/ 23 minutes. The house backs on to the local tennis club and is within walking distance of 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.

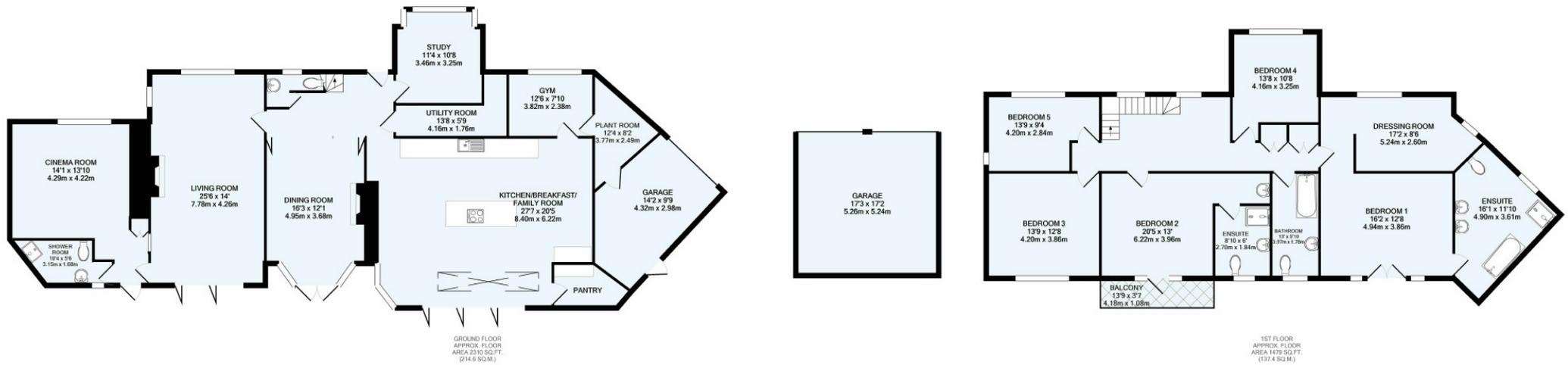
OUTSIDE FRONT GARDEN: Screened from the road by a high conifer hedge, sweeping in & out part block paved, part gravel driveway leading to integral garage and detached double garage, half moon level lawn, gated access to rear garden.

REAR GARDEN: Southerly aspect rear garden, accessed from the kitchen/breakfast/family room, dining room, living room and cinema room. Decked terrace stretching the width of the property, three steps up to large level lawn with further patio area, steps to rear lawn and summerhouse, with gated access to the tennis club. The gardens are beautifully landscaped with a variety of mature shrubs and trees.

EPC 68 - 81

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TOTAL APPROX. FLOOR AREA 3789 SQ.FT. (352.0 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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