



**24 Arkwright Road, South Croydon - CR2 0LL**

In Excess of **£1,100,000**







## 24 Arkwright Road

South Croydon, South Croydon

Park & Bailey are delighted to market this beautifully presented family home with flexible accommodation to include a fantastic self-contained annex as currently planned, or it could be converted to create a wonderful family home.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



# 24 Arkwright Road

South Croydon, South Croydon

Park & Bailey are delighted to market this beautifully presented family home with flexible accommodation to include a fantastic self-contained annex a...

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

The property has been completely renovated and extended to create this wonderful family home ideal for an extended family offered in excellent decorative order throughout.

The main house comprises a bright and spacious hallway with understairs cupboard and wooden floor. The extended Kitchen/Diner/Family room has been fitted in an extensive range of base and eye level units with breakfast bar, appliances include 5 burner gas hob, double oven, wine cooler, washing machine and a washer dryer. The dining area has a fireplace with electric fire. Double doors lead to the rear garden.

There is a lovely cosy lounge with bay window to the front, fireplace with two double glazed windows to the side.

Stairs lead to the first floor landing where you will find three double bedrooms and a very spacious luxury four piece family bathroom comprising bath, shower cubicle, low level wc, wash basin with drawer and shelf storage, towel rail, fitted cupboard

On the ground floor there is a shower room/wc connecting the main house to the annex with a ground floor bedroom/study with door to the lobby with its own entrance and stairs to the first floor.











## 24 Arkwright Road

South Croydon, South Croydon

Open plan Lounge/Kitchen/Dining room - the kitchen area has been fitted in a range of base and eye level units appliances include Bosch gas hob, double oven, washing machine, dishwasher, and fridge freezer. Separate sitting and dining areas and double doors with windows to either side lead to the delightful rear garden

On the first floor there is a double bedroom with a connecting dressing room which could be connected to the main house to create a 5th bedroom if required.

There is also a large luxury ensuite bathroom comprising a shower cubical, low level wc, wash basin with cupboard and drawer storage.

### Outside

To the front of the property is a large paved driveway providing off street parking for several cars with a further area of lawn.

The delightful rear gardens are a particular feature of this property and comprise of a large paved patio leading to the remainder of the garden mainly laid to lawn with a further paved sitting area, the garden is enclosed by mature hedge and fence borders.

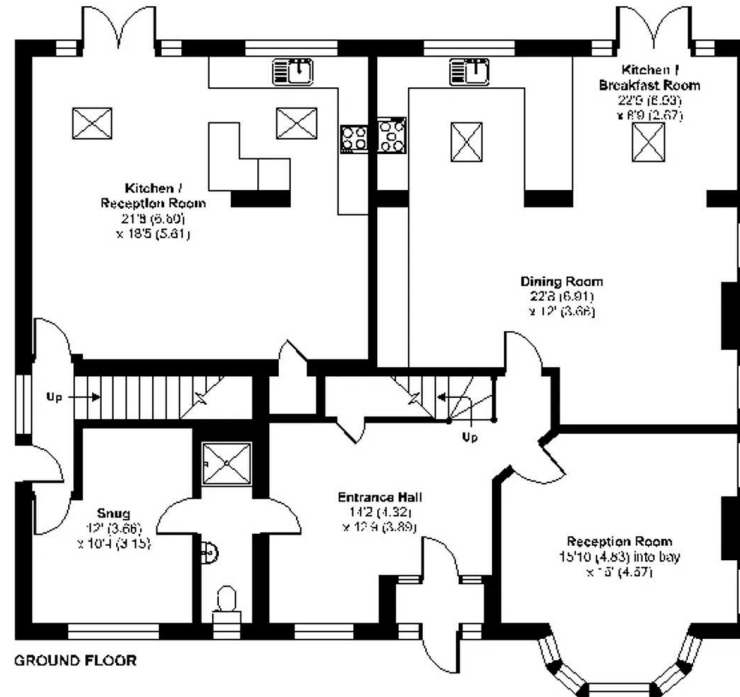
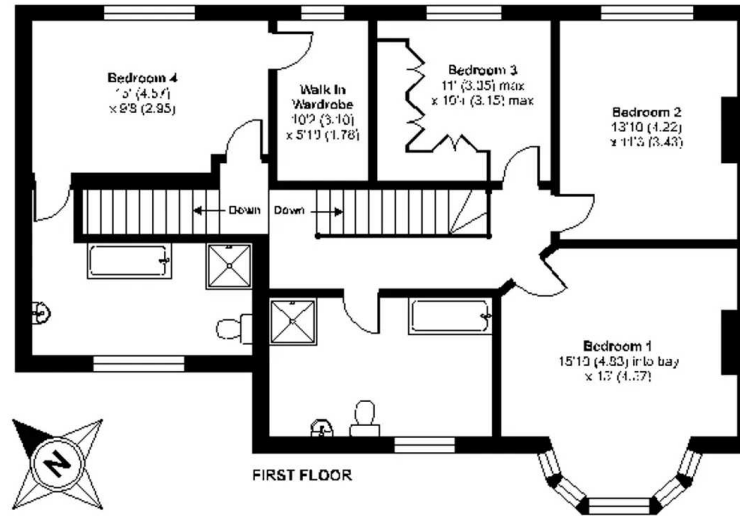
As part of the service we offer, we may recommend ancillary services to you which we believe will help your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do, you should be aware of the following referral fee information. You are also free to choose an alternative provider.

Taylor Rose MW - £200

# Arkwright Road, South Croydon, CR2

Approximate Area = 2754 sq ft / 255.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nich-com 2023. Produced by Park & Bailey. NLI : 1002856





## Park & Bailey Warlingham

Park & Bailey, 426 Limpsfield Road - CR6 9LA

01883 626326 • [warlingham@parkandbailey.co.uk](mailto:warlingham@parkandbailey.co.uk) • [www.parkandbailey.co.uk/](http://www.parkandbailey.co.uk/)