



7 Langley Oaks Avenue, South Croydon – CR2 8DL

Guide Price £600,000





7 Langley Oaks Avenue

South Croydon

Well-Presented Three Bedroom Semi-Detached Home | Highly Sought-After Road | Scope to Extend STPP | Approx. 90ft Garden | Garage & Off-Street Parking
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedroom Semi Detached Family Home
- Lounge
- Dining Room
- Large Driveway leading to Garage
- Potential for extension STPP
- Beautiful Rear Garden



Property Description

Located on a desirable and tree-lined road, this attractive three-bedroom semi-detached family home offers generous living space and excellent potential to extend to the side, rear, or into the loft (subject to the usual planning consents). The property is ideally situated close to a wide range of local amenities, transport links, and highly regarded schools.

Accommodation

The ground floor features a spacious entrance hall, a bright lounge with front aspect window, and a separate dining room overlooking the garden. The modern fitted kitchen provides access to the rear garden and offers scope to create a large open-plan kitchen/diner by combining it with the rear reception, should the buyer wish.

Upstairs, there are three well-proportioned bedrooms, along with a modern family bathroom. The layout is ideal for family living, with ample space for storage and the potential for further reconfiguration or extension.

Outside

To the rear, the property boasts a beautiful, level garden extending to approximately 90ft, mainly laid to lawn with a patio area and bordered by mature hedging offering excellent privacy. There is also a garage to the side of the property and a driveway to the front providing off-street parking. The front garden could be further adapted to increase parking if required.

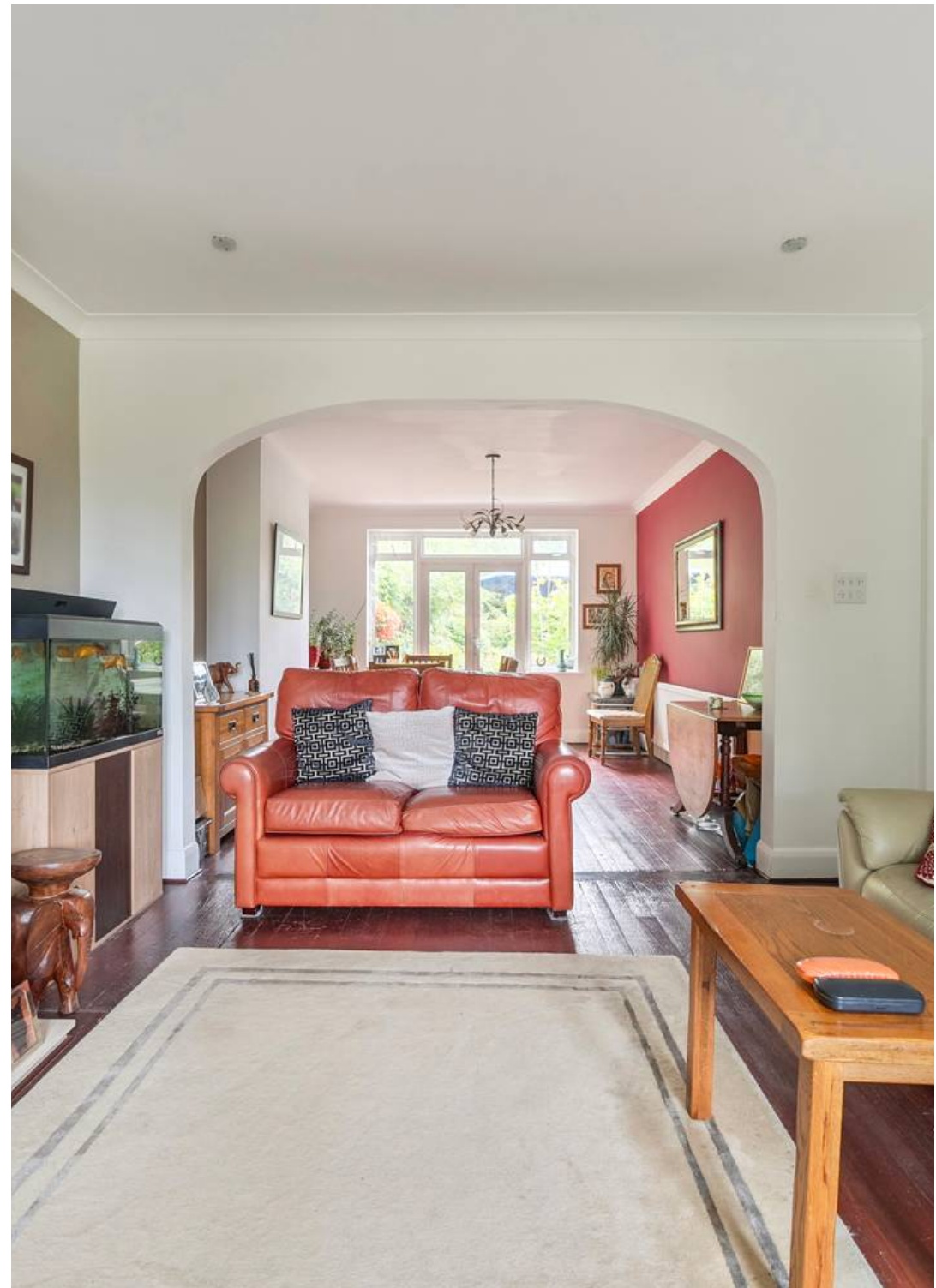
Location

Situated close to Croham Hurst Woods and Croham Hurst Golf Club, the property is conveniently located for a variety of local amenities. Sanderstead Village offers a selection of shops including Waitrose and Costa Coffee, while nearby Selsdon has further shops, bars, and restaurants, along with Sainsbury's.

Transport links are excellent, with local bus services to Croydon, Sanderstead, and Selsdon, and several mainline stations nearby including Sanderstead, Purley Oaks, and East Croydon providing fast links into London Bridge and Victoria. Tramlink access is also available to Wimbledon and beyond.

Families will appreciate the proximity to a range of highly regarded schools, including Ridgeway Primary, Royal Russell, Whitgift, Trinity, and Croydon High, with Riddlesdown Collegiate also nearby.

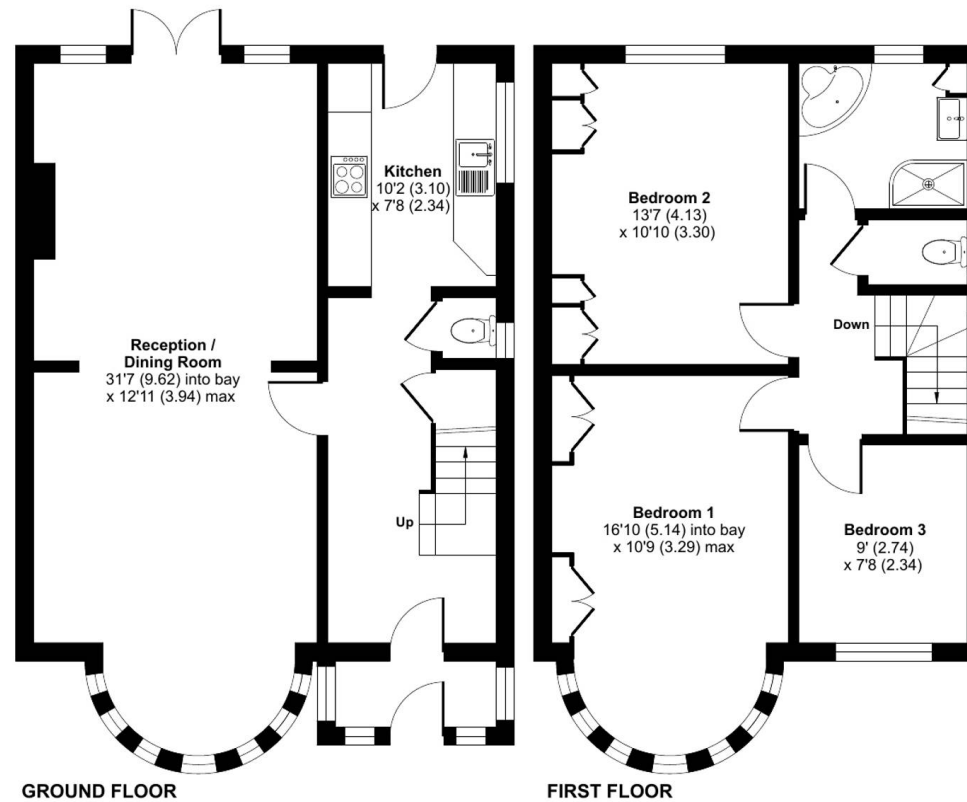
Viewing is highly recommended to appreciate the full potential of this wonderful home in a prime location.



Langley Oaks Avenue, South Croydon, CR2

Approximate Area = 1160 sq ft / 107.7 sq m

For identification only - Not to scale





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