



OFFERS OVER

**£650,000**

**Croft Road**

, BR1 4DR

## PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this beautifully presented Edwardian family home, tastefully and meticulously designed by the current owners to create a stylish blend of period features and modern living. Conveniently located just 0.3 miles from Sundridge Park Station and a short walk to the High Street, this property offers excellent access to local bus routes, independent shops, restaurants, and pubs. From the moment you arrive, the attention to detail is clear. A mosaic-tiled path leads to the front door, framed by original stained-glass panels that set the tone for the elegant features found throughout the home. Upon entering, you are welcomed into a bright and inviting front reception room with a bay window fitted with shutters, a feature fireplace and high ceilings, allowing natural light to flow through the space. To the rear, the property opens into a stunning open-plan kitchen, dining, and living area — the true heart of the home. This beautifully designed space features a fully fitted kitchen with central island, an exposed brick wall, another striking fireplace and Crittall-style doors that lead directly onto the west-facing garden, offering an ideal setting for both relaxed family life and entertaining. The first floor offers two spacious double bedrooms with built-in storage and a luxurious four-piece family bathroom, complete with a freestanding bath and walk-in shower. The second floor provides a further generous bedroom, making it perfect as a main bedroom, guest suite, or dedicated home office. Outside, the westerly-facing rear garden is a private and peaceful haven with a patio seating area ideal for alfresco dining. To the rear of the garden is a versatile cabin, could be used as a home office/gym, providing additional living or working space. This is a truly exceptional home that combines classic Edwardian architecture with contemporary finishes in a sought-after and well-connected location. Early viewing is highly recommended

3



1



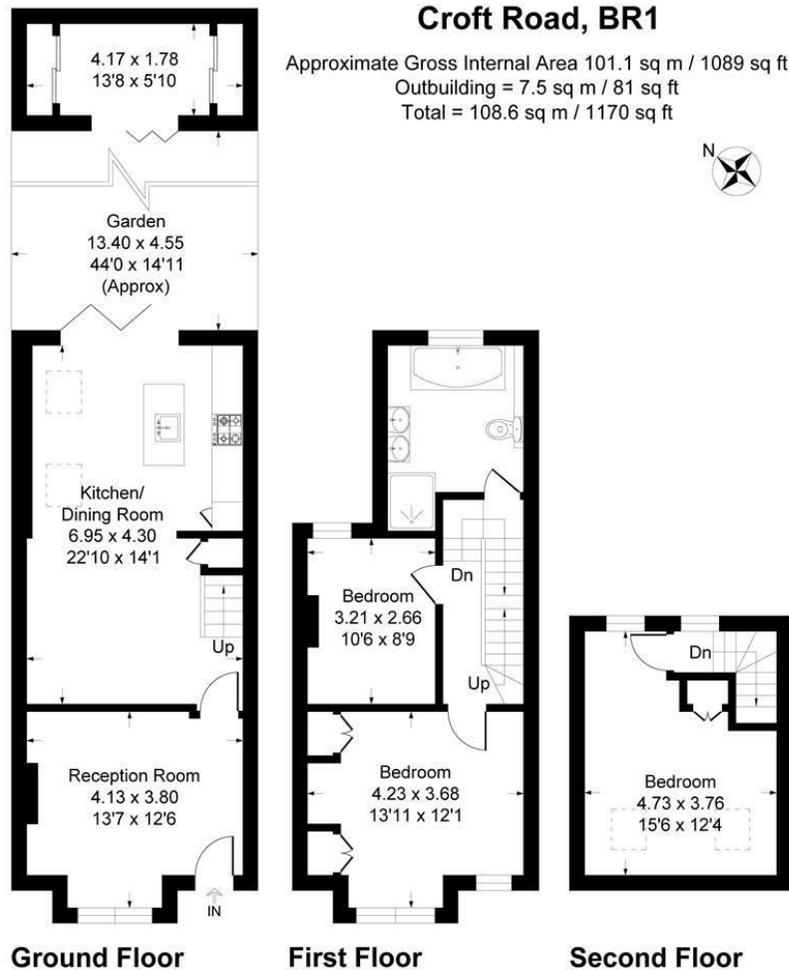
2











This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced by Planpix

**LOCAL AUTHORITY**

**TENURE**  
Freehold

**EPC RATING:**  
C

**COUNCIL TAX BAND**

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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