



Asking Price: £880,000

Cheyne Walk | Croydon | | CR0 7HG

Pollard Machin

estate agents since 1885

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A beautifully presented and remarkably stylish four-bedroom semi-detached home, offering an impressive 2,356 sq ft floorplan over three floors. Beautifully finished throughout, the property combines generous proportions with a striking interior and an enviable location close to excellent transport links, local amenities and a number of highly regarded schools.

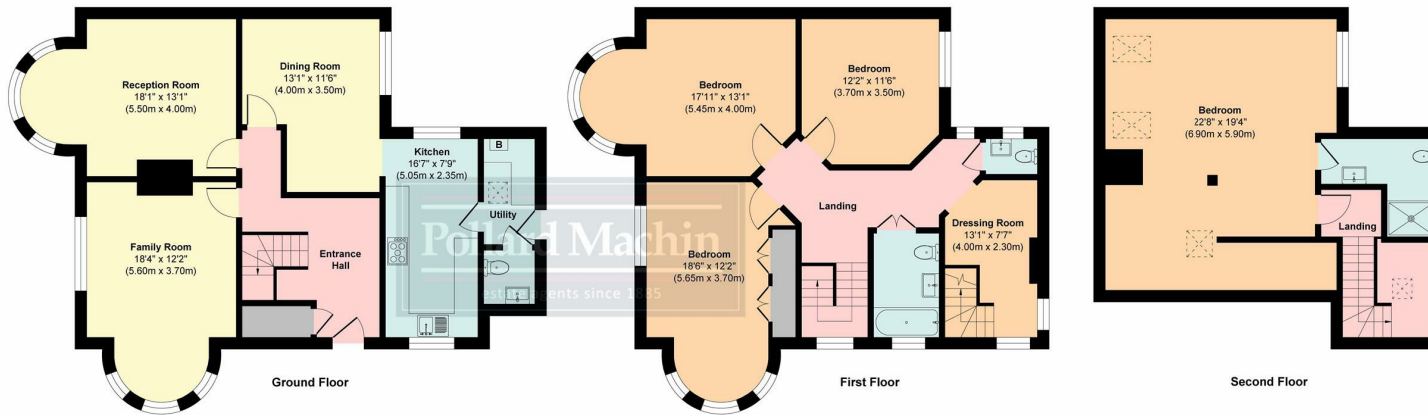
The ground floor provides a welcoming entrance hall, two spacious reception rooms, a separate dining room and a well-appointed kitchen with separate utility room. Upstairs are three generously proportioned double bedrooms, including a particularly impressive principal bedroom with a stylish dressing room, together with sleek modern bathrooms. The top floor provides a superb fourth double bedroom, offering excellent flexibility as a principal suite, guest accommodation or home office.

Outside, the property benefits from a substantial paved patio area providing an excellent space for entertaining and relaxing, with potential to create a much larger garden area. The generous private driveway provides valuable off-street parking for several cars.

The location is ideally located with Sandilands Tram Stop 0.3 miles away, Addiscombe Tram Stop 0.4 miles, and East Croydon Station nearby, providing fast rail connections towards central London and beyond. Lower Addiscombe Road provides a great selection of shops, cafés, restaurants and everyday amenities.

Families are well served by nearby schools, including Trinity School, Archbishop Tenison's CofE High School, Woodside Primary School and Oasis Academy Shirley Park. EPC rating: D. Council tax band: G





Cheyne Walk, Croydon CR0

Approx. Gross Internal Area 2,356 sq. ft / 218.91 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

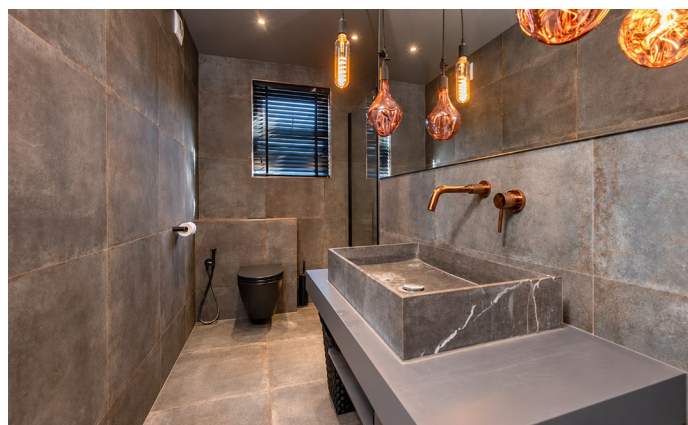
Key Features:

- 2,356 sq ft, four-bedroom semi-detached house
- Beautifully finished throughout
- Two reception rooms and a dining room
- Four generous double bedrooms
- Large principal bedroom with dressing room
- Large private driveway
- Spacious patio garden

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

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