

FOR SALE

£650,000 Freehold



87 Mitchley Avenue, South Croydon, Surrey. CR2 9HP

- Four Bedrooms
- Very Large Living Room
- Large Kitchen/Diner
- Cloakroom
- Two Bathrooms
- Sunroom
- Large Garage To Rear
- Superb Views
- Excellent Condition
- Near Three Stations



PROPERTY DESCRIPTION

A spacious & extended four bedroom 1980's built detached family house with a large garage & workshop to the rear in a popular road that is highly convenient for most local amenities including Purley, Purley Oaks & Sanderstead train stations, bus routes, local shops, supermarkets, restaurants, Sanderstead & Purley High Streets & well regarded local schools including Riddlesdown Collegiate, Atwood & Gresham. This lovely family house has been well maintained, modernised & redecorated in a contemporary style. The extension & building work has been sympathetic to the original build & offers large open plan accommodation with plenty of natural light throughout. Benefits include four good size bedrooms, parking space for 2/3 cars, A large contemporary fully fitted kitchen/diner, a big sunroom, a downstairs cloakroom, a large & ensuite bathroom, a family bathroom & a large rear garden with three big terraces. Must Be Seen !



ROOM DESCRIPTIONS

Large Front Garden:

Flower beds, block paved off street parking for three cars, gated side access, double glazed door to:

Storm Porch:

Double glazed picture windows, cupboard housing gas meter, light, ceramic tiled floor, stain glass double glazed front door to:

Entrance Hall:

Radiator, understairs cupboard, cupboard housing electric meter, mains wired fire & smoke alarms, power points, ceramic tiled floor, stairs to first floor landing, doors to:

Cloakroom:

Double glazed casement window, half tiled walls, contemporary white suite comprising of floating vanity unit housing wash hand basin, with mixer tap, dual flush wc, ceramic tiled floor.

Large Living Room:

21' 9" x 11' 8" (6.63m x 3.56m) Double glazed casement windows into square bay with fine views, radiator, cornice, wall lights, power points, fitted carpet, glazed sliding doors to:

Large Kitchen/Diner:

19' 2" x 14' 10" (5.84m x 4.52m) Double glazed casement windows, radiator, plenty of contemporary style high gloss fitted wall & base units with soft close, dual fuel stainless steel range cooker with five gas hobs, electric heater, grill, two ovens & plate warmer, stainless steel cooker hood above, laminate work tops housing single drainer stainless steel sink unit with mixer tap, dish washer, downlighters, smoke alarm, power points, ceramic tiled floor, double glazed door to:

Sunroom:

21' 4" x 8' 5" (6.50m x 2.57m) Double glazed casement windows overlooking rear garden, radiator, fitted wall to wall & floor to ceiling storage cupboard, plumbed for washing machine, power points, laminate flooring, double glazed door top rear garden.

First Floor Landing:

Large double glazed casement window to side, entrance to loft with ladder, smoke alarm, fitted carpet, doors to:

Bedroom 1

15' 7" x 12' 5" (4.75m x 3.78m) Double glazed casement windows into square bay with fine views, radiator, contemporary fitted wardrobes, power points, fitted carpet, door to:

En suite Shower Room:

5' 10" x 5' 3" (1.78m x 1.60m) Double glazed casement window to side, fully tiled walls, chrome heated towel rail, contemporary style white suite comprising of corner shower unit, floating wash hand basin with mixer tap & mirror above, dual flush wc, downlighters, ceramic tiled floor.

Bedroom 2:

11' 10" x 10' 11" (3.61m x 3.33m) Double glazed casement windows overlooking rear garden, radiator, power points, fitted carpet.

Bedroom 3:

8' 11" x 7' 11" (2.72m x 2.41m) Double glazed casement windows overlooking rear garden, radiator, fitted carpet.

Bedroom 4:

8' 7" x 8' 0" (2.62m x 2.44m) Double glazed casement windows to front with fine views, radiator, power points, fitted carpet.

Family Bathroom:

6' 2" x 5' 11" (1.88m x 1.80m) Air extractor, fully tiled walls, chrome heated towel rail, contemporary white suite comprising of panel bath with mixer tap & shower attachment, floating wash hand basin with mixer tap & mirror above, dual flush wc, ceramic tiled floor, downlighters.

Large Rear Garden:

Ground Floor Terrace: 30' 4" x 14' 7": Patio area, gated side access, two brick built stairs to:

Terrace 2: 30' 4" x 18': Laid to lawn, flower beds, shrubs, bedding plants, two brick built stairs to:

Terrace 3: 30' 4" x 38': Laid to lawn, flower beds, shrubs, lilies, sweet pea, vegetable plot, door to:

Garage & Workshop:

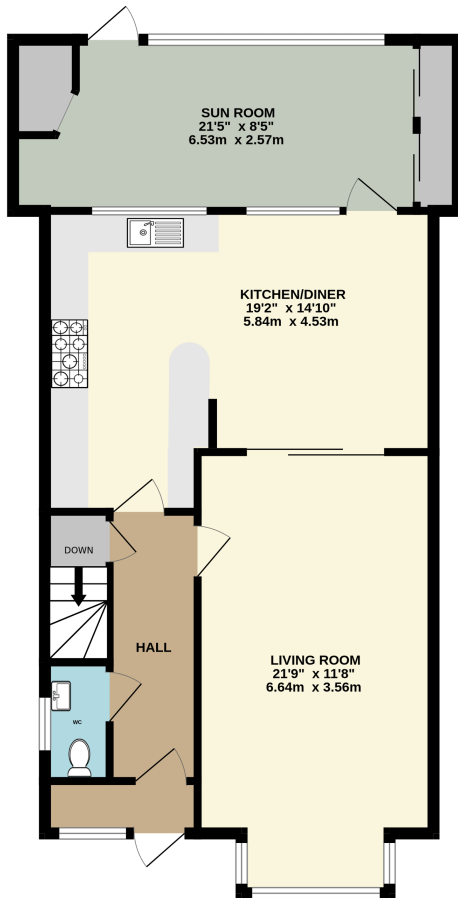
16' 9" x 9' 2" (5.11m x 2.79m) Up & over door to driveway.



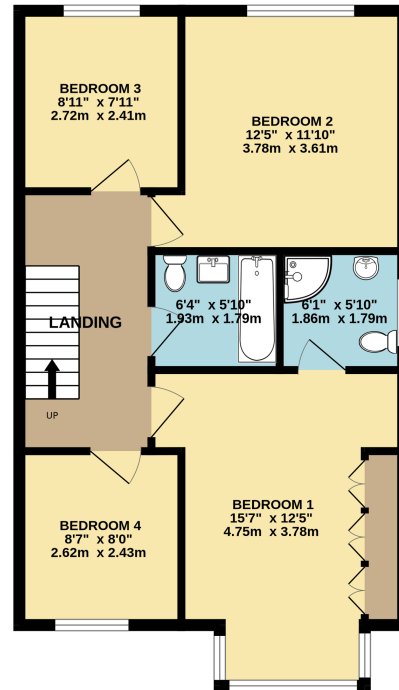
FLOORPLAN & EPC



GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



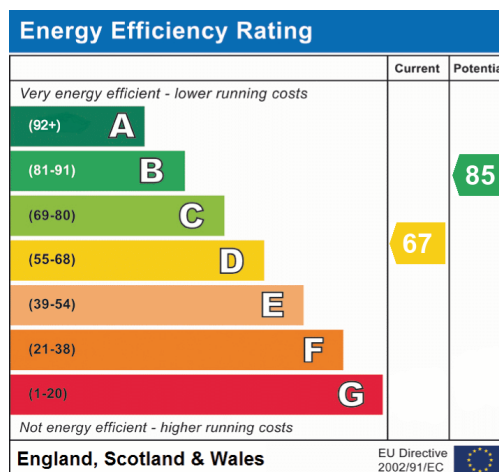
1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1389 sq.ft. (129.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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