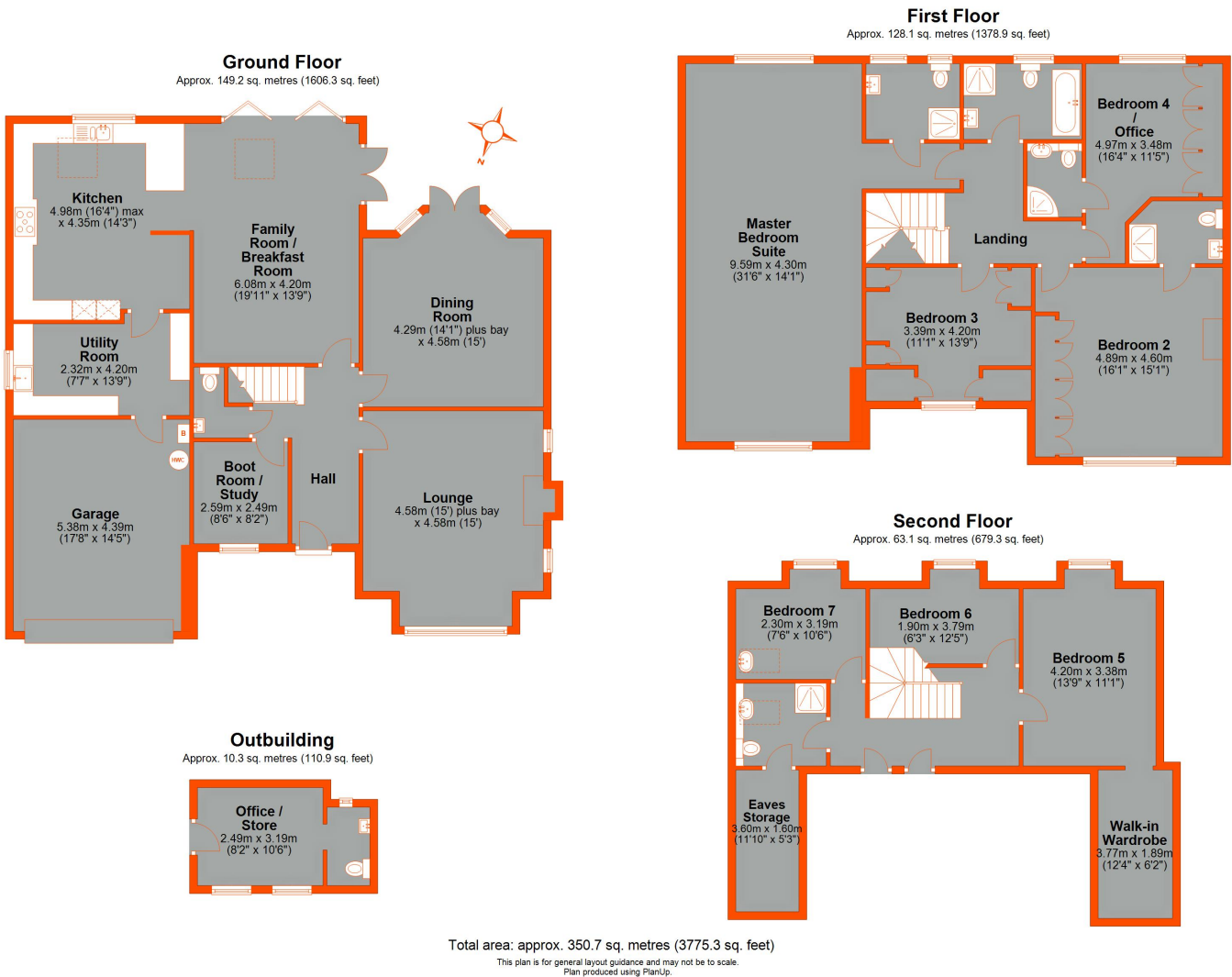


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Viewing by appointment with our Shirley Office - 020 8777 2121

Pilgrims Well, 39 Upfield, Whitgift Foundation Estate, Croydon, Surrey CR0 5DR

£1,600,000 Freehold

- CHAIN FREE
- Refurbished and Extended
- Garage & In and Out Drive
- Lovely 105' Garden
- 7 Bedroom Detached House
- Master Bedroom Suite
- A Grand Family Home
- Many More Luxury Features

Pilgrims Well, 39 Upfield, Whitgift Foundation Estate, Croydon, Surrey CR0 5DR

CHAIN FREE An impressive 7 bedroom detached residence set within the prestigious Whitgift Foundation Estate. The property has been extensively refurbished and extended making it an ideal executive family home that retains much of the property's original charm and character. The spacious accommodation has 7 bedrooms including a master suite with dressing room and en-suite shower room. The property has 2 further en-suite shower rooms and a family bathroom, lounge, dining room, family/breakfast room and luxury fitted kitchen, utility room, ground floor cloakroom, boot room/study, lovely good size family garden (ideal for entertaining), in and out drive, double glazing and central heating.

Location

The Whitgift Foundation Estate is close to Addiscombe Road with several bus services and Sandilands tram stop. East Croydon main line train station is close at hand with its fast and frequent service to Central London and beyond, as are popular state and private schools. The area is well served with local shops and recreational facilities including Lloyd Park, Shirley Hills and Shirley Park Golf Club.



GROUND FLOOR

Entrance

Solid wood leaded light light door.

Entrance Hall

Ceramic tiled flooring, picture rail, radiator, polished wood doors to:-

Boot Room/Study

Double glazed leaded light windows to front, fitted wardrobe area and storage cupboards with white gloss doors, radiator, ceramic tiled flooring, formerly used as a study.

Cloakroom

Concealed flush WC, wash hand basin set in a vanity unit, heated towel rail, ceramic tiled walls and flooring.

Lounge

Double glazed leaded light windows to front with fitted shutters, double glazed leaded light windows to side, coal effect gas fire with stone mantel and surround, picture rail, deep fitted storage cupboards with display shelving, 2 radiators, ceramic tiled flooring.

Dining Room

Double glazed windows and double doors to rear overlooking and opening onto the garden, radiator, polished wood flooring.

Family/Breakfast Room

Double glazed bifold doors to rear, double glazed double doors to side overlooking and opening onto the garden, double glazed skylight, fitted carpet, open plan to:

Kitchen

Double glazed windows to rear overlooking the garden, double glazed skylight, double bowl stainless steel sink unit set in an extensive range of black granite worktops and breakfast bar, polished wood wall/base units and drawers, fitted electric 6 ring hob and hood, 2 ovens, microwave oven and coffee machine, American style fridge freezer, integrated dishwasher, ceramic tiled flooring.

Utility Room

Double glazed windows to side, single bowl sink unit set in a matching range of black granite worktops, white gloss wall and base units, plumbed for washing machine and tumble dryer, radiator, ceramic tiled flooring.

FIRST FLOOR

Landing

Polished wood balustrade, dado rail, fitted carpet, doors to:

Bedroom 2

Double glazed leaded light windows to front with fitted shutters, extensive fitted wardrobes, cast iron fireplace and surround, picture rail, radiator, fitted carpet.

En-Suite Shower Room

Matching white suite comprising shower cubicle, wash hand basin set in a vanity unit, wall mirror, low flush WC, heated towel rail,

ceramic tiled walls and flooring.

Bedroom 3

Double glazed leaded light windows to front with fitted shutters, fitted wardrobes, dressing table, drawers and storage cupboards, picture rail, radiator, laminate flooring.

Bedroom 4/Office

Double glazed windows to rear overlooking the garden, fitted desk and extensive fitted storage cupboards with grey gloss doors, picture rail, laminate flooring.

En-Suite Shower Room

Matching white suite comprising shower cubicle, wash hand basin set in a vanity unit, concealed flush WC, ceramic tiled walls and flooring.

Master Bedroom Suite

A large suite, formerly 2 rooms with bedroom and dressing areas, double glazed leaded light windows to front, double glazed windows to rear overlooking the garden, 2 radiators, polished wood central balustrade divides the two areas.

The master bedroom suite could be converted, subject to permissions, to make a separate annexe with independent ground floor access.

En-Suite Shower Room

Matching white suite comprising shower cubicle, wash hand basin set in a vanity unit, low flush WC, heated towel rail, ceramic tiled walls and flooring, double glazed window to rear with fitted shutters overlooking the garden.

Family Bathroom

Double glazed translucent window to rear with fitted shutters, matching white suite comprising panelled bath, shower cubicle, low flush WC, wash hand basin set in a vanity unit, heated towel rail, lit wall mirror, ceramic tiled walls and flooring.

SECOND FLOOR

Landing

Polished wood balustrade, access to eaves storage, radiator, fitted carpet, doors to:

Bedroom 5

Double glazed window to rear, attractive eaves ceiling, radiator, fitted carpet.

Walk-In Wardrobe

Matching black gloss hanging space, storage cupboards and drawers, fitted wall mirror, eaves ceiling, fitted carpet.

Bedroom 6

Double glazed window to rear, attractive eaves ceiling, radiator, fitted carpet.

Bedroom 7

Double glazed window to rear, attractive eaves ceiling, radiator,

fitted carpet.

Shower Room

Double glazed skylight, matching white suite comprising shower cubicle, wash hand basin set in a vanity unit, concealed flush WC, part ceramic tiled walls, ceramic tiled flooring, access to eaves storage.

EXTERIOR

Rear Garden

Approximately 105' x 56', A large garden ideal for a family and entertaining, patio area leading from the property with a pergola, leading onto a central lawn with brick built moon gate and a mature olive tree surrounded by well stocked flower beds, rear patio and mature magnolia. Outdoor Kitchen with a brick built Spanish style wood fired oven, worktops, Butler sink, fridge and lighting.

Large wooden shed and brick built office/store with cloakroom and covered seating area.

Wooden lean-to shed with side access to the front of the property.

Integral Garage

Up and over door to front, power and light, extensive fitted storage shelving, gas central heating boiler, lagged hot water cylinder.

Driveway

In and out block paved drive, electric vehicle charging point.

ADDITIONAL INFORMATION

Council Tax

London Borough of Croydon Band G.

Utilities

MAINS - Electricity, Gas, Water and Sewerage.

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage