



- Show Home condition
- Three reception areas
- Utility room / shower room
- Four good sized bedrooms
- Impressive kitchen breakfast area

20 Claremont Close, South Croydon, CR2 9EQ

Guide Price £550,000

This is a beautiful four bedroom family home presented to the highest of standards by the current owners; a real show home for any buyer looking for the perfect property. The level cul de sac location is convenient for Hamsey Green shops, bus services and a selection of local primary schools and Warlingham secondary school. Internally the versatile accommodation offers a bright and spacious living room, a separate dining area enjoying direct access to the secluded garden, a useful utility room / shower room, the heart of the house has to be the impressive kitchen breakfast room, a great entertaining space which is open plan to a second living area. The first floor offers four good sized bedrooms plus a refitted family bathroom. Off street parking is provided for three cars via the driveway. Your earliest viewing is advised to appreciate the location, size and internal presentation.



Property Description

ENTRANCE HALL

Double glazed front door, wood flooring, coving, ceiling spot lights, stairs to first floor, cupboard under stairs.

LOUNGE

Double glazed window to front with fitted shutters, radiator, power point, coving.

DINNING AREA

Wood flooring, wall mounted upright radiator, power point, ceiling spot lights, double glazed doors to garden with fitted full length shutters, door to utility, open plan to kitchen.

UTILITY ROOM

Tiled flooring, fully tiled shower cubicle with independent wall mounted shower, low level w.c., extractor fan, ceiling spot lights, fitted cupboards with work surface, plumbing for washing machine, space for tumble dryer, cupboard housing boiler (installed 2014), wall mounted heated towel rail, double glazed window with fitted shutters.

KITCHEN/BREAKFAST ROOM

Wood flooring, fitted wall and base units, under unit lighting, built in electric hob with cooker hood above, built in separate oven, part tiled walls, power points, 1 1/2 stainless steel sink and drainer unit with mixer tap, double glazed velux windows, double glazed window to rear with fitted shutters, ceiling spot lights, integrated full size fridge and freezer, integrated dish washer, open plan to second living area space with wood flooring, radiator, power points, double glazed window to front with fitted shutters.

LANDING

Built in storage cupboard, access to loft, ceiling spot lights, coving.

BEDROOM ONE

Double glazed windows with fitted shutters, radiator, power point, coving, built in wardrobes with floor to ceiling mirror fronted sliding doors, ceiling spot lights, built in cupboard above stair well.





BEDROOM TWO

Double glazed window with fitted shutters, radiator, power point, built in double wardrobe, coving, ceiling spot lights.



BEDROOM THREE

Double glazed window with fitted shutters, radiator, power point, fitted wardrobes with sliding doors, ceiling spot lights, coving.



BEDROOM FOUR

Double glazed window with fitted shutters, radiator with decorative cover, power point, coving, ceiling spot lights.



BATHROOM

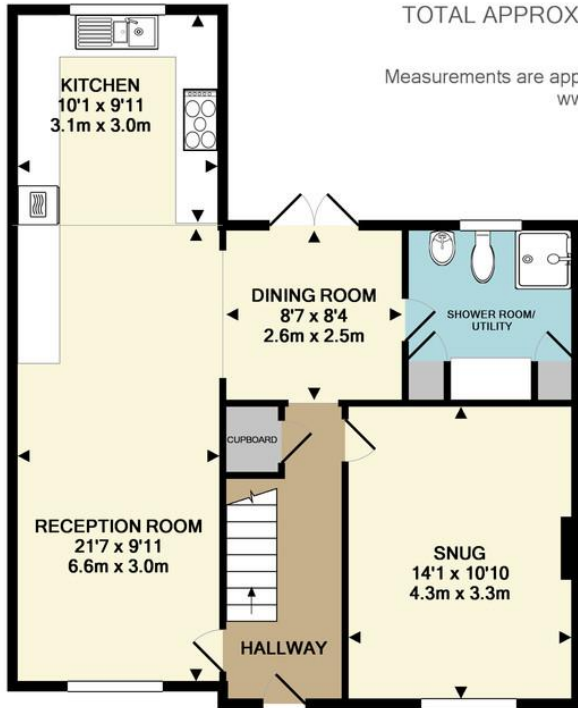
Refitted suite with panelled 'P' shaped bath, independent wall mounted shower, low level w.c., twin basins with vanity units below, double glazed window with fitted shutters, ceiling spot lights, wall mounted heated towel rail, fully tiled walls, tiled flooring.



GARDEN

A secluded level patio garden with seating area, play area, outside tap, centre steps to second level patio area with larger storage shed and summer house with wood flooring, power and lighting.

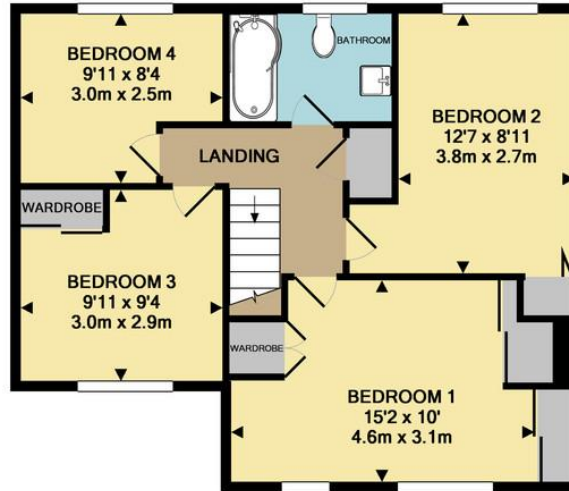




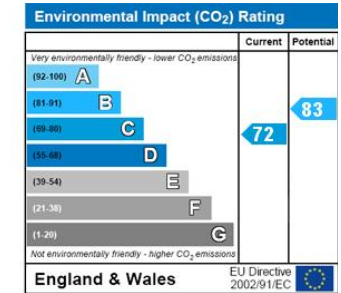
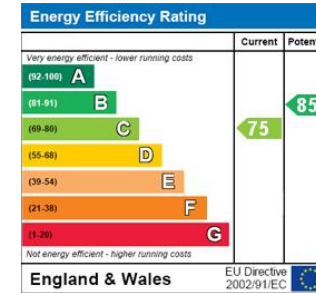
GROUND FLOOR

TOTAL APPROX. FLOOR AREA 1281 SQ.FT. (119.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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1ST FLOOR



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.

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