



- Chain Free
- Four Bedrooms
- Two bathrooms
- Three reception rooms
- Fitted Kitchen breakfast room

5 Blacksmiths Hill, South Croydon, CR2 9AZ

Guide Price £750,000

We are delighted to market this four bedroom detached family home situated in a prime tree lined residential road within 10 minutes walking distance to Sanderstead Village. Internally this bright and spacious property offers three reception rooms, a fitted kitchen breakfast room, utility room, downstairs cloakroom and a secluded mature garden. The property does require some modernisation and is the perfect project for any growing family looking to create their perfect home. Sanderstead and Purley Oaks Rail way Stations are under two miles away serving London Bridge/Victoria and Clapham Junction. Excellent local primary schools nearby include Atwood and Gresham and the M25/M23 are within easy reach, serving Gatwick & Heathrow Airports as well as Brighton and beyond.



Property Description

ENTRANCE HALL

Front door to entrance hall, stairs to first floor, power points, radiator, doors to lounge, kitchen breakfast room, open plan to study area.

STUDY

Double glazed window to front, power point, radiator, cupboard under stairs housing meters.

LOUNGE

Double glazed window to front, double glazed windows to side, power point, radiator, coving, television aerial point, double doors to dining room.

DINING ROOM

Window to rear, window to side, radiator, power point, door to garden, door to kitchen.

KITCHEN BREAKFAST ROOM

Fitted wall and base units with under unit lighting, built in gas hob with cooker hood above, built in double oven, space and plumbing for dishwasher, part tiled walls, power points, space for tall fridge freezer, window to rear, radiator.

UTILITY ROOM

Plumbing for washing machine, space for tumble dryer, window to rear, part tiled walls, power points, door to garage, door to garden, door to downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Low level w.c. window.

LANDING

Access to loft, split level landing, sky light, doors to bedrooms and bathrooms.

BEDROOM ONE

Double glazed window to rear, radiator, power points, built in double wardrobe.





BEDROOM THREE

Double glazed window to front, radiator, power points, fitted double wardrobe with wash hand basin and vanity unit below, door to shower room.

SHOWER ROOM

Fully tiled shower cubicle with independent wall mounted shower, double glazed window, radiator, part tiled walls, wash hand basin with vanity unit below, storage cupboard, coving, low level w.c.

BEDROOM TWO

Double glazed window to rear, power points, radiator, fitted wardrobes with wash hand basin and vanity unit below.



BEDROOM FOUR

Double glazed window to front, radiator, power point, fitted wardrobe.

BATHROOM

Panelled bath with mixer taps and shower attachment, low level w.c., double glazed window, radiator, fully tiled walls, wash hand basin with vanity unit below.

REAR GARDEN

Secluded mature garden, mainly laid to lawn, patio area, garden shed, outside tap, side access to front.

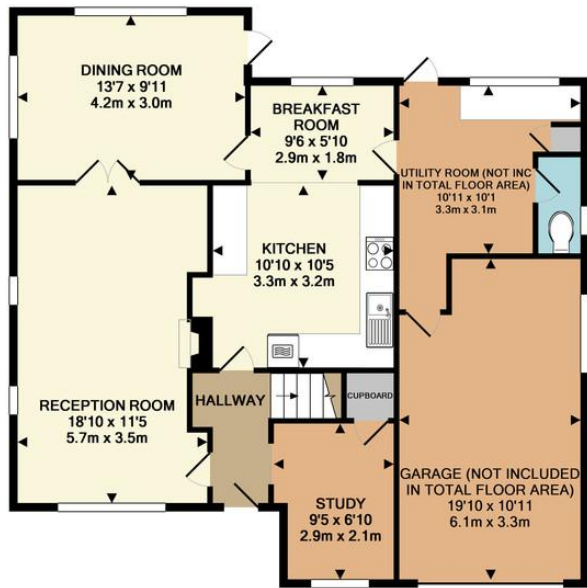
GARAGE

Electric up and over door, power and lights, window, door to utility room.

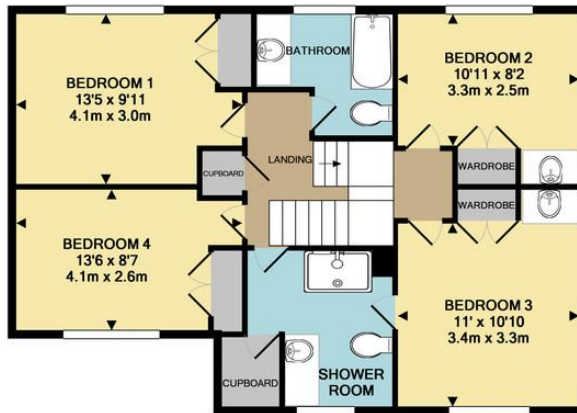
FRONT GARDEN

Lawn area with pathway to front door, paved driveway offering off street parking for up to three cars.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1356 SQ.FT. (126.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	64	83	79
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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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