



4 Rolleston Road
South Croydon, CR2 0PT

Guide Price £525,000



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A charming double fronted three bedroom semi detached family home situated on Rolleston Road, offering beautifully presented and thoughtfully modernised accommodation throughout. Lovingly updated by the current owners, the property provides a genuine turn key ready home with a wonderful balance of character, modern living and practical family space.

The heart of the home is undoubtedly the impressive open plan kitchen and dining area which creates a fantastic social space for both everyday living and entertaining. Byfold doors open directly onto the garden, allowing the indoor and outdoor spaces to flow seamlessly together. The outside space has been cleverly designed with patio seating areas and lawned sections, creating an environment that almost feels tucked away within its own little oasis, perfect for relaxing, entertaining and family life alike.

Further accommodation downstairs includes a spacious living room full of natural light, a convenient downstairs W/C with plumbing for a washing machine and, tucked away within the garden, a highly versatile home office ideal for anyone working from home, running a business or looking for a separate hobby space. Upstairs, the property offers three well proportioned bedrooms alongside a modern three piece family bathroom complete with a walk in shower.

Additional benefits include off road parking for two to three vehicles, EV charging and a highly convenient location close to a range of parks, local amenities and highly regarded schools including Purley Oaks Primary School, Harris Academy and Whitgift School.





Kitchen/Dining Room
14'9" x 18'0" (4.52m x 5.51m)

Living Room
14'10" x 11'4" (4.53m x 3.46m)

WC
4'11" x 5'11" (1.50m x 1.81m)

Landing
9'10" x 6'0" (3.00m x 1.85m)

Bedroom
14'10" x 11'3" (4.54m x 3.44m)

Bedroom
8'3" 11'8" (2.54m 3.56m)

Bedroom
6'6" x 11'1" (2.00m x 3.39m)

Bathroom
4'10" x 8'8" (1.49m x 2.65m)

Office
9'8" x 14'3" (2.95m x 4.35m)



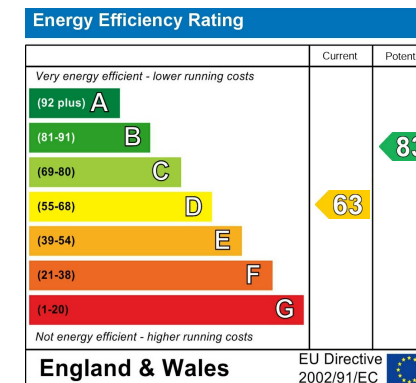
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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