185 Farley Road

South Croydon, CR2 7NP

Guide Price £735,000

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Guide Price £735,000 - £760,000

Set in a sought-after South Croydon location and backing directly onto Croham Hurst Woods, this substantial four/five bedroom semi-detached home offers over 2,100 sq ft of versatile accommodation and an impressive rear garden extending to approximately 135ft.

Extended with family life in mind, the property offers an excellent balance of living, entertaining and working space. The ground floor includes a generous front reception room, an additional reception/annexe room offering flexibility as a guest bedroom or family space, and a separate study ideal for home working.

At the heart of the house is the recently renovated kitchen, finished in a contemporary style with quartz worktops, a large central island, integrated appliances and an instant boiling water tap. With views across the garden and direct access outside, it is a fantastic space for both everyday family life and entertaining. A useful shower and utility room completes the ground floor.

Upstairs are four double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe area and en-suite bathroom, alongside a family bathroom.

Outside, the driveway provides parking for several vehicles, while the approximately 135ft landscaped rear garden is a real highlight. Mature planting creates an attractive setting, with Croham Hurst Woods providing a wonderful backdrop directly beyond the garden.

For those who enjoy the outdoors, Croham Hurst offers woodland walks and viewpoints across Croydon virtually on the doorstep. The property is also well placed for Royal Russell, Croydon High, Coombe Wood and Whitgift, with South Croydon and Sanderstead stations, local amenities and further green spaces all within easy reach.

Offering over 2,100 sq ft, a superb garden and an enviable position backing onto Croham Hurst, this is a fantastic family home in a location that combines space, greenery and excellent connectivity.

Hallway
15'10" x 6'4" (4.84m x 1.94m)

Living Room
15'2" x 12'1" (4.64m x 3.69m)

Dining Room
14'0" x 12'2" (4.28m x 3.72m)

Hallway
3'4" x 7'4" (1.03m x 2.26m)

Office
6'10" x 7'5" (2.09m x 2.27m)

Hallway
17'4" x 3'1" (5.29m x 0.96m)

Kitchen
15'7" x 12'0" (4.77m x 3.66m)

Reception Room
15'10" x 7'3" (4.85m x 2.23m)

Bathroom
6'9" x 7'4" (2.07m x 2.25m)

Landing
11'7" x 7'4" (3.55m x 2.24m)

Bedroom
15'10" x 10'11" (4.83m x 3.35m)

Wardrobe
5'0" x 10'9" (1.53m x 3.29m)

Bathroom
5'6" x 10'11" (1.70m x 3.35m)

Bedroom
14'0" x 11'8" (4.27m x 3.56m)

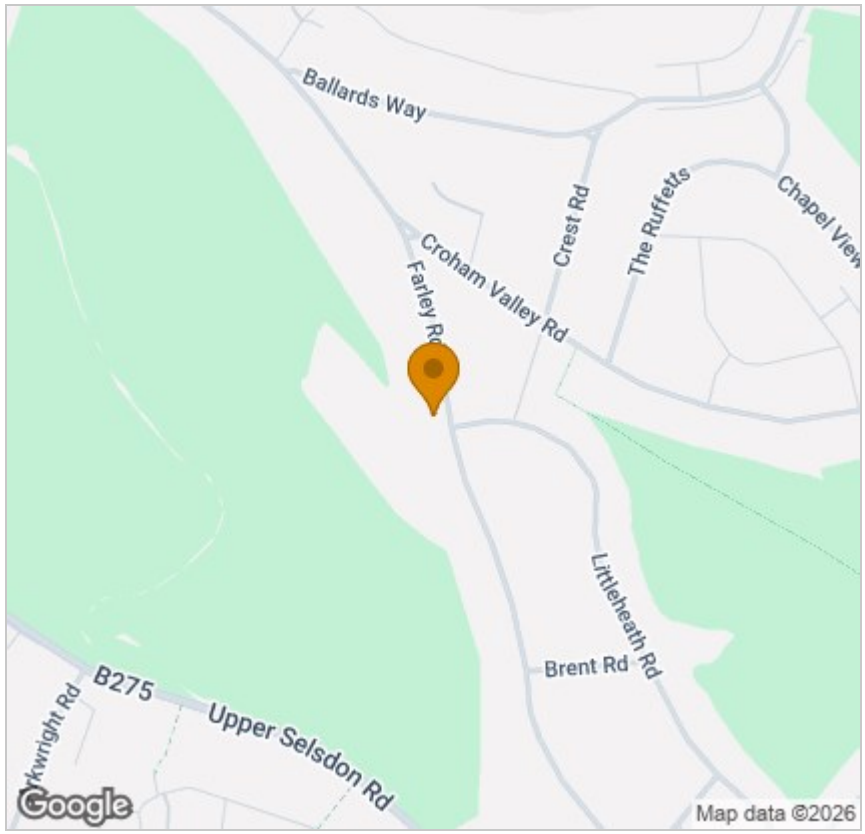
Bedroom
12'6" x 11'9" (3.83m x 3.60m)

Bedroom
8'11" x 7'4" (2.72m x 2.25m)

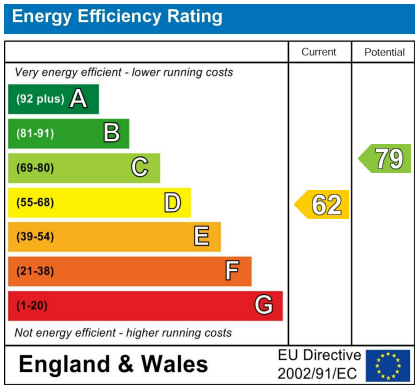
Bathroom
5'7" x 8'6" (1.72m x 2.61m)

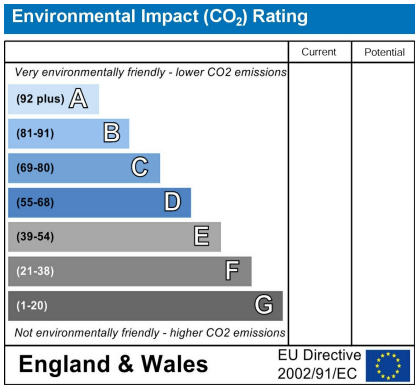
Floor Plan

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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