



Springhurst Close, Croydon
CR0



Beyond your expectations

A substantial family house in a sought after location

Hamptons International

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Period residence of 3330 Sq Ft | 4 Reception Rooms | 6 Bedrooms | Dressing room | 3 Bathrooms | Kitchen/Breakfast Room | Utility Room | Wine Cellar | Cloakroom | Double garage | Secluded grounds of 0.6 Acres | Prestigious residential cul de sac

Guide Price £1,500,000 Freehold

Description

With an idyllic tranquil but convenient location, this attractive 6 bedroom 'Arts and Crafts' residence provides 3330 Sq Ft of spacious family living space and is set in delightful landscaped gardens. This handsome property built in 1926 specifically as a wedding present for a new bride has ornate features, oak panelling, impressive staircase, beamed ceilings and beautiful fireplaces. It was the original house now part of this exclusive close and retains much character and rooms of generous proportions many of which face south.

With flexible space for a growing family, there is a bespoke oak kitchen which is open to both a family room and a vaulted dining room, all with much natural light and ample space for relaxing and family meals. The formal reception rooms include a charming sitting room and a 26ft triple aspect drawing room both with pretty fireplaces, log burning stoves and decorative oak overmantels. Completing the ground floor is a utility room and cloakroom and a wine cellar with external staircase.

On the first floor are 4 bedrooms, three of which have original stone fireplaces and extensive fitted wardrobes. The master bedroom also has a fully fitted dressing room and an adjacent bathroom with separate shower cubicle. There is a family bathroom and one bedroom doubles as a study having attractive oak panneling. On the second floor and original to the house are two double bedrooms and a bathroom, ideal for enabling youngsters to have their own space.

Outside

There are lovely landscaped grounds of 0.6 acres providing a green outlook and privacy. With a wide frontage and beautiful circular designed garden with central lily pond, the house is approached over an in/out carriageway drive of block paving with ample parking. The detached double garage has electric doors and other features include a logsstore, shed, sweeping lawns, mature trees, yew hedge and colourful shrubs for year round interest. A stone patio is ideal place to entertain and there is a level lawn with brick retaining walls to the rear.

Location

With an enviable tucked away position on a private road, the house is surrounded by woodland adjoining Shirley Heath and opposite the Addington Golf Club. Addington Village is less than a mile with a quick tram line to East Croydon which has fast services to London Bridge, Victoria, Gatwick and the south coast. Other rail stations at West Wickham and Elmers End also offer fast services to London. The town centre has excellent and extensive shopping facilities. There is a good selection of schools nearby including Croydon High, Royal Russell, Whitgift & Trinity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

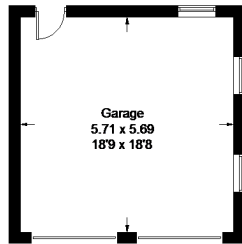
Approximate Gross Internal Area = 309.4 sq m / 3330 sq ft
(Including Reduced Headroom / Excluding Void)

Garage = 32.6 sq m / 351 sq ft

Cellar = 12.7 sq m / 137 sq ft

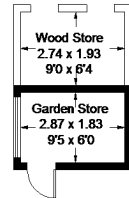
Store = 11 sq m / 118 sq ft

Total = 365.7 sq m / 3936 sq ft



Garage

(Not Shown In Actual Location / Orientation)

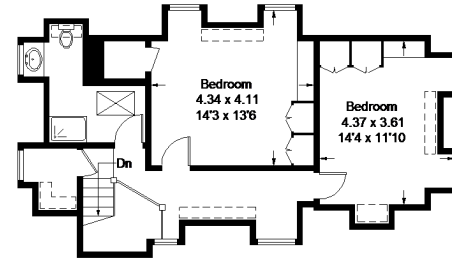


Store

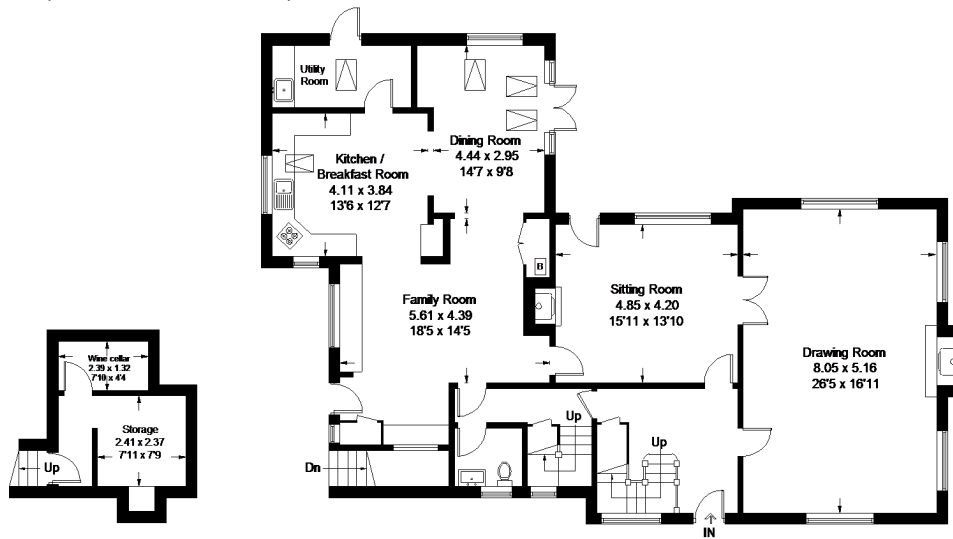
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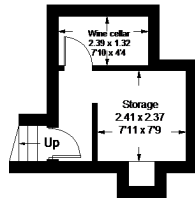
= Reduced headroom below 1.5m / 5'0



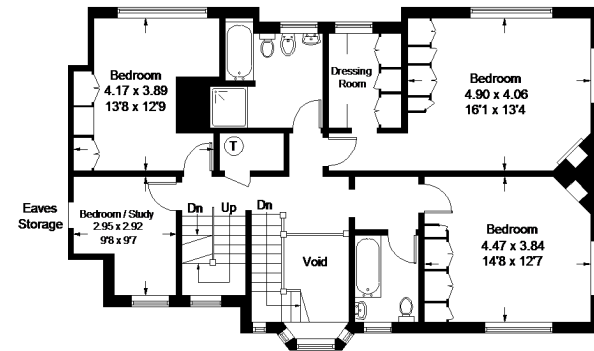
Second Floor



Ground Floor



Cellar



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID192556)

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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

