

FOR SALE



Croft Road, Streatham, SW16

GUIDE £800,000 Freehold

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Property Description

Introducing a stunning four-bedroom semi-detached house brought to you by Samuel Estates. This charming property offers a blend of spacious interiors and modern comforts, making it an ideal family home.

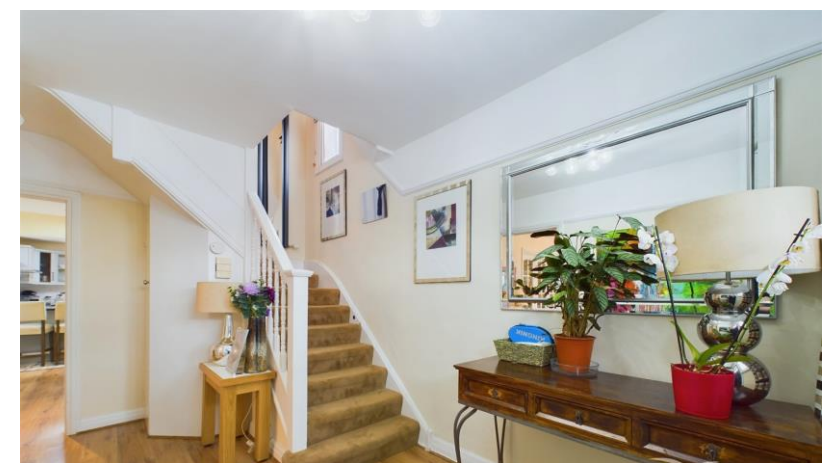
Upon entering, you'll be greeted by a welcoming entrance hall leading to a well-appointed dining room and kitchen featuring a convenient utility room. The property boasts two generously sized living rooms illuminated by natural light, with double doors opening onto a delightful conservatory and expansive private garden—a perfect setting for relaxation and outdoor entertaining.

Ascending to the first floor, you'll find three bedrooms, including a master bedroom with an en-suite bathroom, accompanied by a shower room and an additional WC. The versatility of the third bedroom makes it ideal for a home office or nursery. Ascending further, the loft has been converted into a fourth bedroom, complete with its own en-suite bathroom, offering a private retreat.


Situated in a prime location near Streatham High Road, residents benefit from easy access to an array of bars, cafes, and local amenities. Excellent transport links are conveniently located at Streatham Common Station, Norbury, and West Norwood train stations, providing swift connections to the city. Nature enthusiasts will appreciate the proximity to green spaces such as Streatham Common, The Rookery, and Norwood Grove, offering tranquil escapes from city life.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

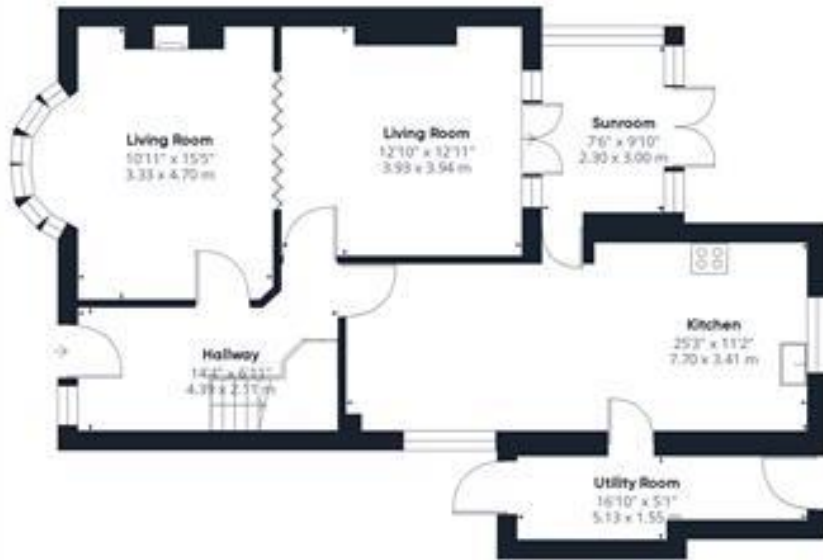


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	56	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1691.4 ft²

157.14 m²

Reduced headroom

52.2 ft²

4.85 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Material Information

Tenure – Freehold

Council Tax Band – E

Local Authority – Croydon Council



Property Type
House (End of Terrace)



Construction Type
Brick



Parking
Front Drive



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



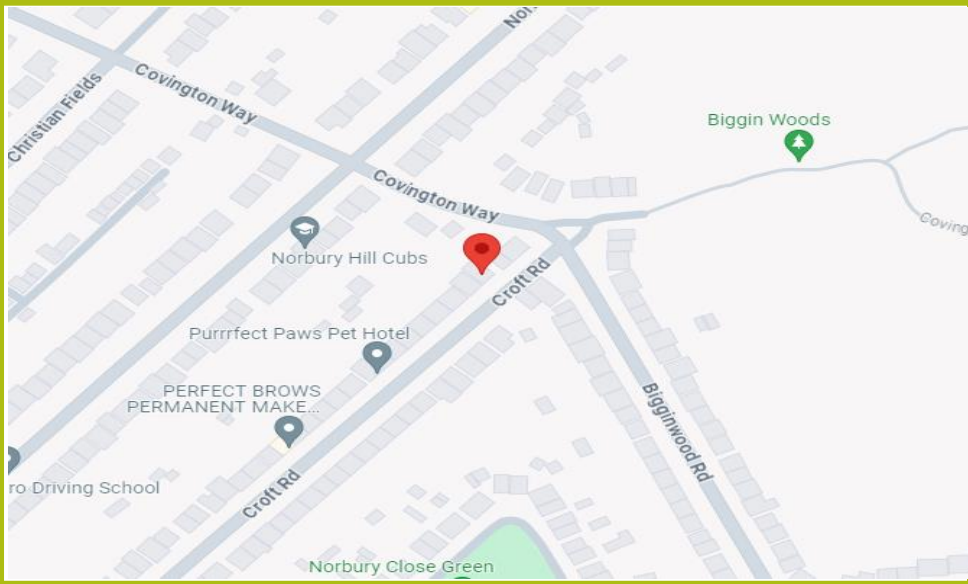
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

