

5 Bed Detached In Angelica Gardens , Croydon, CR0 8XB

£825,000





SHORT DESCRIPTION

Property Ref: 15742 This impressive home combines contemporary design with high-quality finishes and thoughtful details throughout. Located in a desirable area, close to local amenities, schools, and transport links, this property offers the perfect blend of luxury, comfort, and practicality. Beautifully Presented 5-Bedroom Detached Home with Garden Room and flexible accommodation. An exceptional five-bedroom detached property offering spacious and versatile living accommodation, finished to a high standard throughout. Key Features: Five Bedrooms – including a principal bedroom with en-suite and dressing area, plus an additional bedroom with en-suite and a family bathroom. Four Reception Rooms – offering flexible spaces for family living and entertaining Large All Year Round Garden Room – featuring bi-folding doors, WC, and direct access to the garden Five Toilets in total for added convenience Underfloor Heating throughout the ground floor, upstairs bathrooms, and garden room (excluding cloakroom) Fitted Modern Kitchen with Utility Room The large garden room creates a seamless flow between indoor and outdoor living, making it ideal for entertaining and family gatherings. Planning Permission Granted – providing potential for future loft development or extension Well maintained front and back garden with brick shed accessible from both sides. Excellent transportation links. Bus stop right on your doorstep offering direct routes to both Croydon and Bromley, perfect for families and commuters alike. Viewing is highly recommended to fully appreciate all that this stunning home has to offer. Property Type: Detached Full selling price: £825,000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: G EPC rating: C Measurement: 2091 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway, Off street Heating Type: Double Glazing, Electric Heating, Gas Central Heating Chain sale Possession of the property: Self-occupied -----

5

Bed Room(s)

3

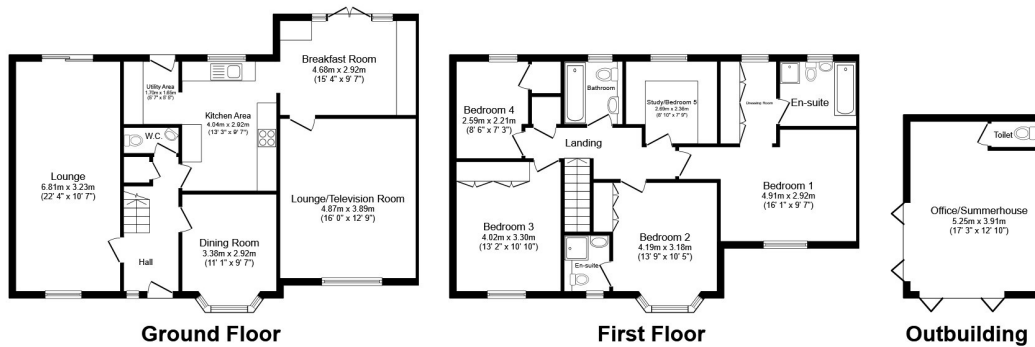
Bath Room(s)

4

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 194.2 sq.m. (2,091 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	145 square metres

Rules on letting this property

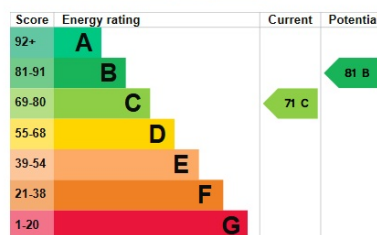
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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