

**WILLIAMS
HARLOW**

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Ravenshead Close South Croydon, CR2 8RL

WILLIAMS HARLOW ARE PLEASED TO PRESENT An opportunity to acquire a MODERN FOUR BEDROOM DETACHED HOME fully refurbished by the current owners. Located in a quiet cul-de-sac just a ten minute walk from Selsdon High Street, with great local primary and secondary schools, surrounded by open countryside and various bus routes into Croydon. The property benefits from off street parking for three vehicles and a garage. **SOLE AGENTS. VENDORS SUITED.**

£675,000 - Freehold



FRONT DOOR

Front door with obscured windows on either side. Giving access to the:

ENTRANCE HALL

Staircase with understairs storage. Wooden flooring. Coving. Radiator.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Laminate flooring. Radiator. Window to the rear. Boiler.

KITCHEN/DINING ROOM

A range of kitchen units. Quartz worktop. Breakfast island with plentiful storage below. Integrated dual Bosch ovens. Gas hob with extractor above. Space for a fridge freezer. Integrated dishwasher and washing machine. Tiled floor with underfloor heating. 2 x front. Radiator. Door providing access to the rear garden.

LIVING ROOM

Wooden flooring. Radiator. Coving. Wall lights. Double glazed sliding patio doors providing direct access to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Cupboard.

BEDROOM ONE

Large double glazed window to the front. Coving. Radiator. Fitted wardrobes.

BEDROOM TWO

Large double glazed window to the rear. Large fitted wardrobe. Coving. Radiator.

BEDROOM THREE

Double glazed window to the front. Radiator. Coving.

BEDROOM FOUR

Currently used as an office. Double glazed window to rear. Coving. Radiator. Fitted wardrobes.

BATHROOM

Shower/Bath. There is a glass divider from the bath to the rest of the bathroom. Wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Underfloor heating. Obscured double glazed window to the rear.

OUTSIDE

FRONT

There is a driveway to the front providing off street parking for two vehicles.

SINGLE GARAGE

Manual up and over door to the front. Power. Window to the rear.

REAR GARDEN

South east aspect rear garden. There is a slightly raised paved area immediately to the rear. Flower border to the side and shed to the rear of the garage. Side access on both sides of the property.

COUNCIL TAX

Croydon - BAND F £3234.92 2023/24



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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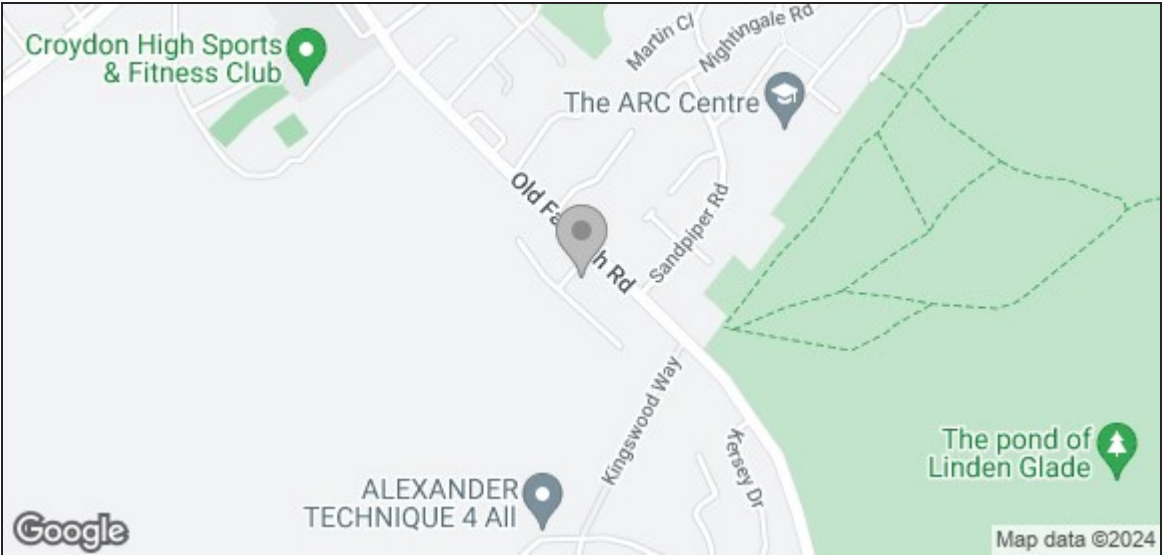
RAVENSHED CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1174 SQ FT - 109.04 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		