



Ballards Farm Road,
South Croydon
CR2







Upon entering the property, there is a large sweeping driveway as well as a detached garage. The ground floor comprises three spacious reception rooms, a separate kitchen and utility room as well as a ground floor cloakroom. Additionally, the house has a very useful cellar.

Upstairs are four bright and airy, well proportioned bedrooms, a family bathroom and an en-suite bathroom to the principal bedroom.

The gardens are well landscaped and maintain a commanding view over the Croham Hurst Golf Course and Croham Hurst Woods and the house sits on an overall plot of approximately 0.3 acres.

There is plenty of scope to extend and improve this home by converting the loft or extending the ground floor, subject to the usual consents.



Located on a private bridleway and backing on to the wooded grounds of Royal Russell School, this substantial four bedroom family home is set in a secluded location despite being in close proximity to South Croydon and all the amenities that it has to offer.

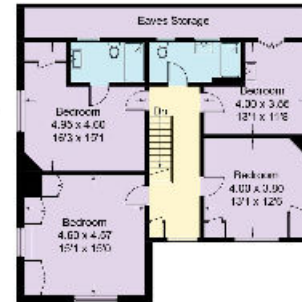
Approximate Gross Internal Area = 202.6 sq m / 2181 sq ft
 Basement = 23.9 sq m / 257 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Eaves Storage = 12.5 sq m / 134 sq ft
 Total = 255.2 sq m / 2746 sq ft



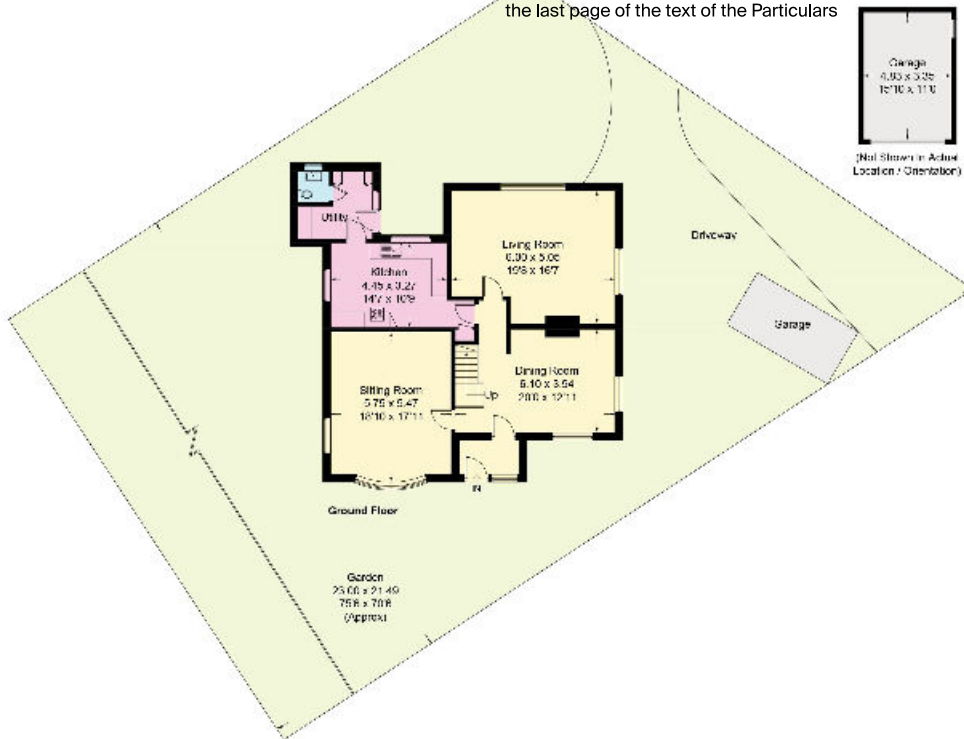
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Basement



First Floor



Ground Floor

Garden
23.00 x 21.40
75'6" x 70'8"
(Approx)

Location

The property is situated in a highly sought after location, being within easy walking distance of South Croydon railway station serving London Bridge, Victoria and Clapham Junction. Also close by is East Croydon station and beyond the connections that offers.

Local amenities include Lloyd Park, Croham Hurst Woods and Croham Hurst Golf Club as well as various shops, restaurants, pubs and wine bars in South Croydon.

The area is well served with many excellent private schools to include Whitgift, Old Palace, Trinity, Croydon High and Royal Russell to name but a few.

The M23/M25 are within a 25-minute drive, serving Gatwick Airport and Brighton.

Tenure

Freehold

EPC

Guide price

The guide price is available on request

Knight Frank
 Dulwich
 1c Calton Avenue
 Dulwich
 SE21 7DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more.

The Dulwich team
 020 3815 9410
dulwichvillage@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property; and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc, show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2021. Photographs and videos dated February 2021.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.