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TOWN & COUNTRY

16 ABERCORN CLOSE  
SOUTH CROYDON SURREY, CR2 8TG

Situated on a substantial plot in a popular and peaceful cul-de-sac, this impressive home offers versatile split-level living ideal for modern family life. The property boasts a large lounge, separate study and a generous kitchen/dining area, complemented by two conservatories that provide excellent additional living space and a wonderful connection to the garden with a hot tub. There are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a stylish family bathroom. A fabulous and spacious playroom offers fantastic flexibility and could easily lend itself to multi-generational living or a variety of other uses. Further benefits include a double garage with an electric car charging point and ample parking.

The location is equally appealing, with close proximity to Selsdon where a wide range of local amenities can be found, including Sainsbury's, Aldi and a multitude of independent shops. Excellent bus routes provide easy access into Croydon, and the property is conveniently positioned near Croydon High School for Girls as well as a number of other highly regarded schools. For those who enjoy the outdoors, there are beautiful countryside walks nearby along with several golf courses, making this an exceptional opportunity in a sought-after setting.







**Tenure: Freehold**

**Local Authority: Croydon Council**

**Council Tax Band: G**

**EPC Rating: D**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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