

1 Ranmore Avenue, Whitgift Estate, Croydon

Offers in Excess of £1,800,000 Freehold

ShineRocks
PROPERTY AGENTS

1 Ranmore Avenue

Whitgift Estate, Croydon

Set on a bold, walled corner plot on the sought after Whitgift Estate, this six/seven bedroom, six bath/shower room detached family residence has been totally modernised, updated and extended, now offering approached 4,000 sq ft of living accommodation. Entrance hall, ground floor shower room, fully fitted kitchen/breakfast room, utility room, sitting room with bay window, triple aspect open plan living/dining room with bi-fold doors to rear terrace and garden. Staircase to first floor landing, principal bedroom with en suite shower room and bespoke fully fitted dressing room, guest bedroom with en suite, bedroom three with en suite, two further bedrooms, one used an an upstairs office/study, family bathroom. Stairs to second floor landing, two further bedrooms, shower room. Fully walled front garden, approached via electric gates leading to large block pave driveway. Large secluded level rear garden. Electric gated entrance to detached double garage and gym. Secluded level garden. AI has been used to show the rooms furnished.

- AN IMPOSING DOUBLE FRONTED SIX/SEVEN BEDROOM DETACHED FAMILY RESIDENCE
- SIX BATH/SHOWER ROOMS
- TWO/THREE RECEPTION ROOMS, WITH 38'10 MAIN RECEPTION ROOM INCLUDING DINING AND LIVING AREAS
- LARGE CORNER PLOT, WITH ELECTRIC GATED ENTRANCE TO SWEEPING BLOCK PAVED IN & OUT DRIVEWAY. FURTHER ELECTRIC GATE TO DETACHED GARAGE & GARDEN GYM
- EASY REACH OF TRAM LINK, EAST CROYDON STATION AND TRINITY SCHOOL
- EPC - C, CROYDON COUNCIL TAX BAND - G (£4,333.18)



















TOTAL FLOOR AREA : 4448sq.ft. (413.2 sq.m.) approx.

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ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.