



Dornton Road, South Croydon, CR2 7DR

Guide price £800,000



MONOCHROME | HOMES

# PROPERTY SUMMARY

## OVERVIEW

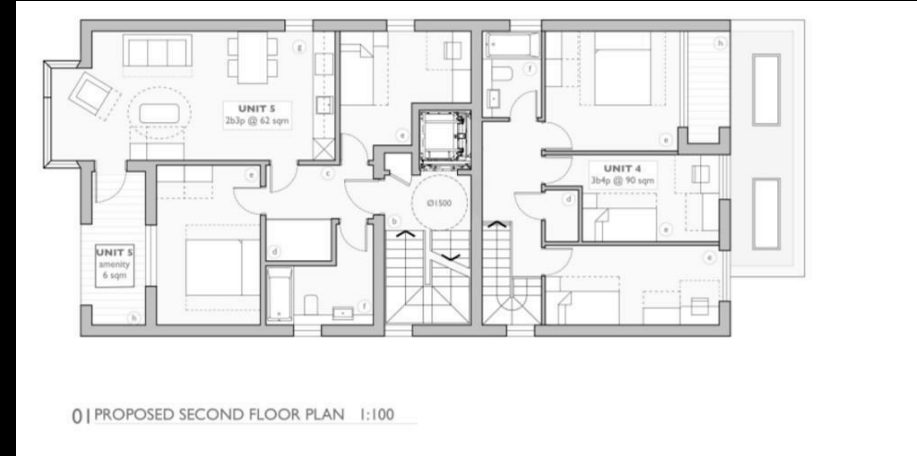
\*IN NEED OF RENOVATION\*

Presented to the market chain free is this beautiful four/five bedroom detached victorian house located in South Croydon. The property is within close proximity to South Croydon which provides local amenities and public transport.

**Location**  
Dornton Road is ideally located to enjoy all of the restaurants, cafes and bars that South Croydon has to offer, with the beautiful open spaces (114 acres), coffee shop, tennis courts and gym facilities located in nearby Lloyd Park. The development is situated 0.8 miles from South Croydon Train station.

**Accommodation**  
2 Large Reception Rooms, 4 Double bedrooms plus loft room (no planning obtained).  
The property is in need of renovation throughout. A perfect opportunity for buyers to add their own stamp to a substantial family home. This colossal house offers scope to create a stunning home.

**Disclaimer**  
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.  
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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