



**13 Southcote Road, South Croydon, Surrey, CR2 0EQ**

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Southcote Road  
South Croydon  
Surrey CR2 0EQ

£700,000

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#### Description

A three double bedroom detached house with three reception rooms, 80ft plus garden and garage with driveway. Situated on popular Southcote Road within close proximity to Ridgeway school. EPC Rating C. Council Tax Band F.

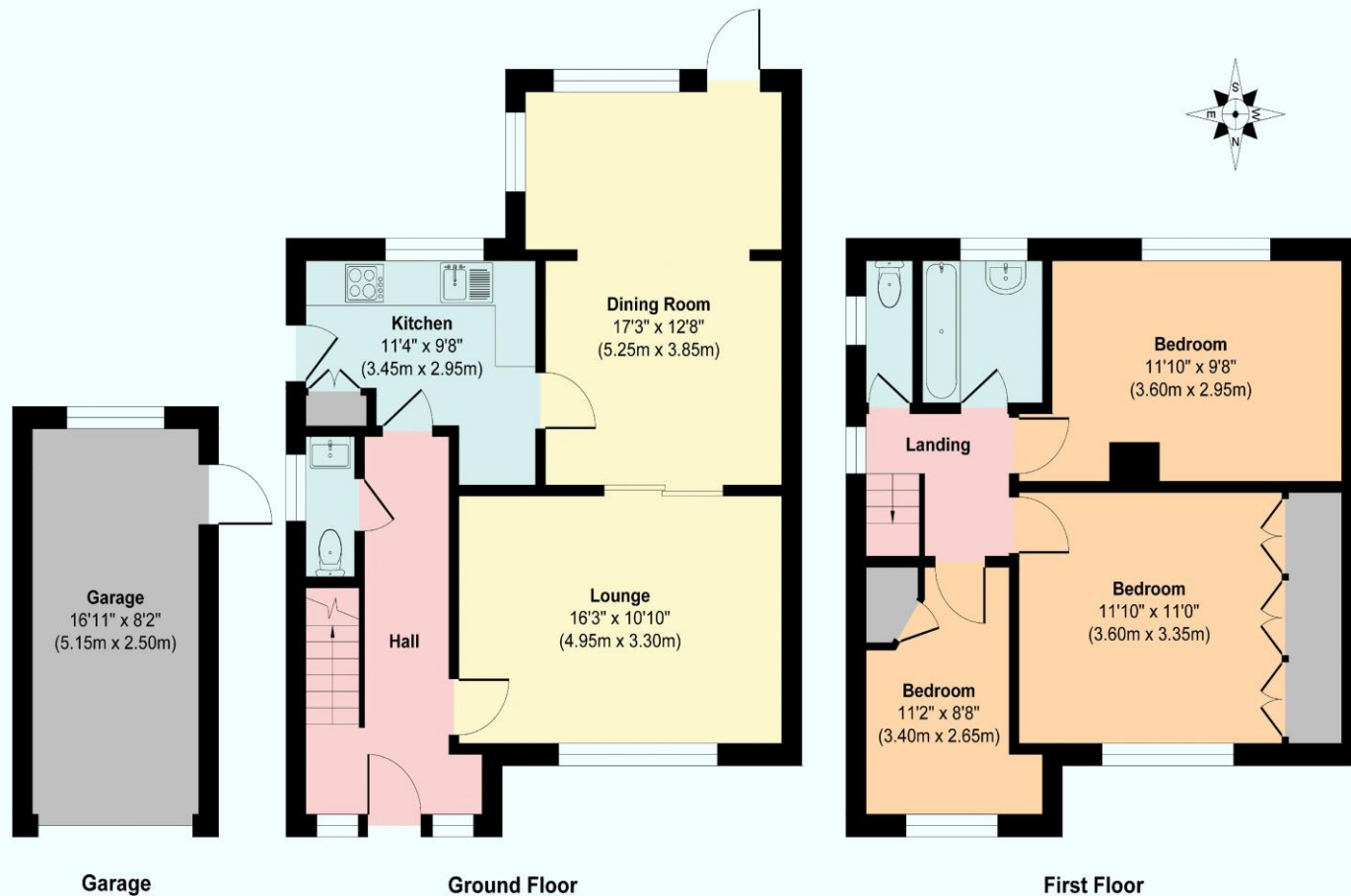
#### Accommodation

The property briefly comprises; Extended entrance hall with downstairs cloakroom, living room overlooking the front, dining room, further reception to the rear, refitted integral kitchen overlooking garden. Upstairs features three double bedrooms with fitted storage and family bathroom with separate WC. The good size rear garden is mainly laid to lawn with shrub and plant borders, several patio areas and summer house. The front provides parking for two vehicles in addition to the garage with a lawn area to the side.

#### Location

Southcote Road is a sought after location being within close proximity to The Ridgeway School, with views towards Croham Hurst woods and being within easy reach of the local parade of shops in Elmfield Way, Sanderstead Station, churches, Croham Hurst and a choice of golf, tennis and cricket clubs together with bus services into Croydon.



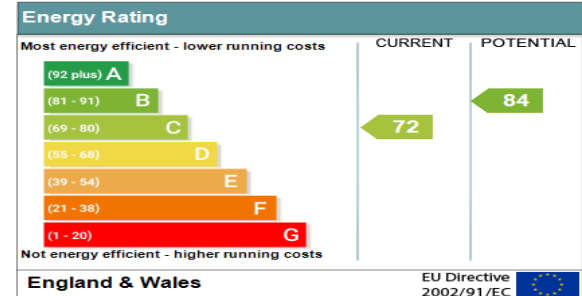


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**Approx. Gross Internal Area 1152sq ft / 107sq meters (Excluding Garage)**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Address: 13 Southcote Road, SOUTH CROYDON, CR2 0EQ  
 RRN: 0370-2111-9360-2524-3935



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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