

property details **approval form**

58 Sumner Road, CROYDON, Surrey, England, CR0 3LJ

Date: 01 May 2024

Property Ref and Version: CRY108403 - 0004

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£375,000

Tenure: Freehold

>> **key features**

- > 2 Bedrooms
- > No Onward Chain
- > Spacious Family Home
- > Freehold
- > Large Private Garden
- > Off Street Parking
- > EPC Rating: D

>> **short description**

Offered to the market with no onward chain, this super two bedroom terraced home is located only 0.6 miles from West Croydon railway station and local amenities. Further benefits include 2 bedrooms, off street parking and sizeable 113ft rear garden.

>> **long description**

Nestled on Sumner Road, this spacious family home provides 679 sq ft of accommodation across two floors. The ground level comprises a sizeable main reception room/dining room and a recently upgraded kitchen. Ideal for entertaining, the reception area is large enough to host large dining furniture.

Upstairs features 2 bedrooms, both of which currently hold double beds and further storage, accompanied by a recently upgraded family bathroom and direct access to the loft.

In our opinion, the current space suits a small family and those who love to entertain. The property also offers excellent opportunity for those who would consider extending the current space available (STPP).

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>> **room description**

Outside

Very few properties in the local area offer as much as Sumner Road. For those who require parking, you are treated to your own driveway that can comfortably afford 1 large car and extra storage space.

To the rear is a notable feature, a larger than standard private garden extending to approx. 113 ft in length. A further mention is that the garden benefits from a westerly aspect, benefiting the lucky new owner with ample afternoon sunshine.

Location

Sumner Road is conveniently located for those who want to be within easy reach of ample amenities and public transport. Situated only 0.6 miles from West Croydon Railway Station along with East Croydon station and several local trams stops. In addition to these excellent transport links, and the tram and regular bus services, the property is within close proximity to a wide array of fantastic local amenities and is sure to benefit from the current and impending developments in Croydon - this super property is a commuters dream.

For those considering Education within the area, you are moments from the Outstanding Chestnut Park Primary School and Harris Academy.

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>> property images



Your Barnard Marcus office: 50 Lower Addiscombe Road, CROYDON, Surrey, CR0 6AA
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>> **property images**



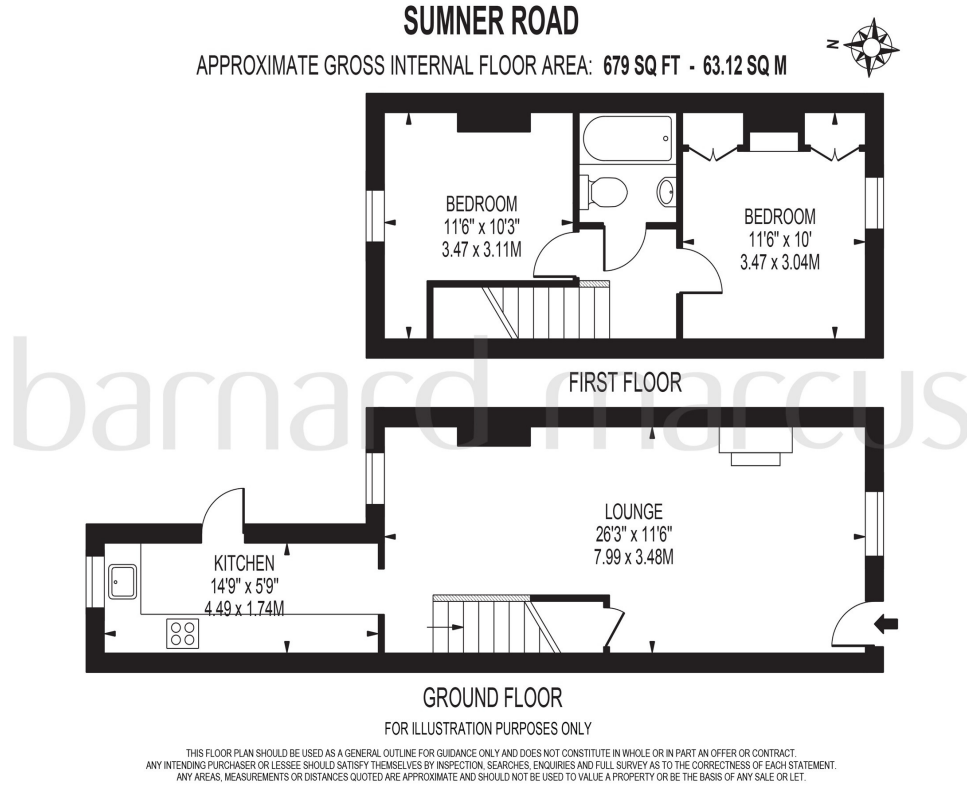
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>> floor plan



>> approval

	Signature	Date
Kelly Chambers	K.Chambers	01/05/2024
Mrs S.A. Chamber		

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