



Little Orchard, Duppas Hill Road, Croydon CR0 4BG

welcome to

Little Orchard Duppas Hill Road, Croydon

Barnard Marcus are pleased to offer to the market this well presented, spacious 4-bedroom semi-detached family home with a wealth of character. Introducing a well presented south facing and spacious, four-bedroom family home with a large garage situated in the Waddon area. This house has been newly decorated and is ready to move into. The property offers close proximity to educational institutions such as The Whitgift School, Wilsons, Wallington Grammar and The Minster Junior School, plus an elevated position which overlooks Duppas Common. East Croydon Station is just 10 mins Tramlink ride from the property and Waddon Overground is 5 mins walk with direct services to London Victoria and London Bridge. The property boasts double mature front gardens, a walled and gated, very private entrance, a large patio to the rear with additional gardens leading to the expansive garage. Direct access to the house is additionally available via the garage, which provides a choice of entrance.



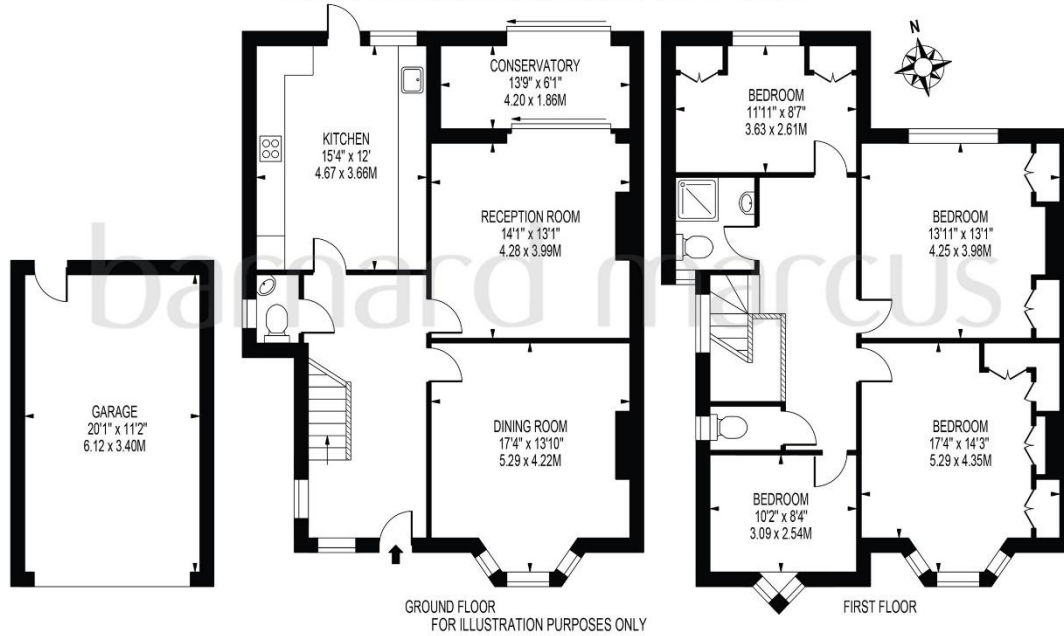
On entering the property on the ground floor you will encounter a spacious hall, with a wide original quarter landing staircase. There are two large public rooms encompassing a lounge and generous dining room, both with original fireplaces, a large kitchen diner with Rangemaster cooker and downstairs toilet. There is also a small conservatory via the lounge. Proceeding up the staircase to the first floor, you will encounter a spacious and high-ceilinged hall with a landing. There are four generous bedrooms, a bathroom and separate toilet. Two bedrooms face the front of the house with unrestricted views over Duppas Common. All bedrooms have the benefit of fully fitted wardrobes allowing extensive space for personal belongings and storage. The fully insulated, floored loft is accessed via a pull-down step ladder system and could be easily converted to provide additional space if required. The property is also very well situated on its plot, if an extension is planned to the rear or side of the house. At the rear of the house there is a large patio, which is perfect for entertaining and enjoying the summer sun, plus an additional two separate gardens, leading to the garage. The property throughout is very private.

DUPPAS HILL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1649 SQ FT - 153.28 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 219 SQ FT - 20.36 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEYS AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Little Orchard Duppas Hill Road, Croydon

- Semi-detached
- Four bedrooms
- Good decorative order, with many original features
- Double Garage
- Conveniently located to East Croydon and Waddon train stations, plus Tramlink
- Elevated Position
- Directly opposite Duppas Common, Very Private
- Local amenities

Tenure: Freehold EPC Rating: D

£575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CRY112246



Property Ref:
CRY112246 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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