



PORTFOLIO
from



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Wickham Road, Croydon, CR0

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Immediate Inspection is highly Recommended. Tucked away In a quiet cul-de-sac of only 2 houses, this exceptional family home offers 3,213 sq ft of bright and spacious living accommodation over 2 floors and further benefits from a gated entrance, south-west facing garden and garage.



Accessed via an electric gate, the large frontage of the property offers an abundance of space for parking - allowing up to several cars and exposed to a peaceful setting. A noteworthy feature to mention is that this family home also benefits from a sizeable south-west facing rear garden, complimented by a tidy lawned garden surrounded by mature shrubs and Bushes.





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Nearby Amenities can be found moments away, with easy connections to Beckenham, Bromley and Croydon. The area possesses well regarded schools including St John's, Benson Primary and Orchard Way. Secondary schools include Shirley High School performing arts College and Trinity School - both ½ mile away. Popular green spaces surround the area, with Miller Ponds and Shirley Hills popular amongst dog walkers.



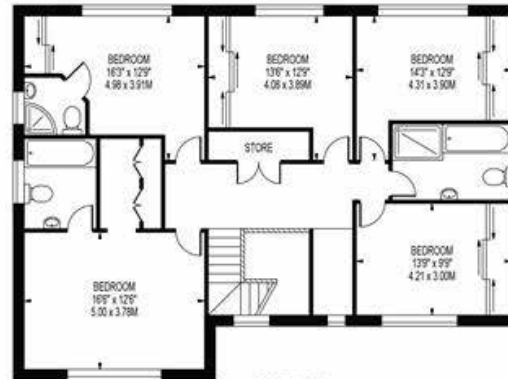
WICKHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2887 SQ FT - 268.22 SQ M

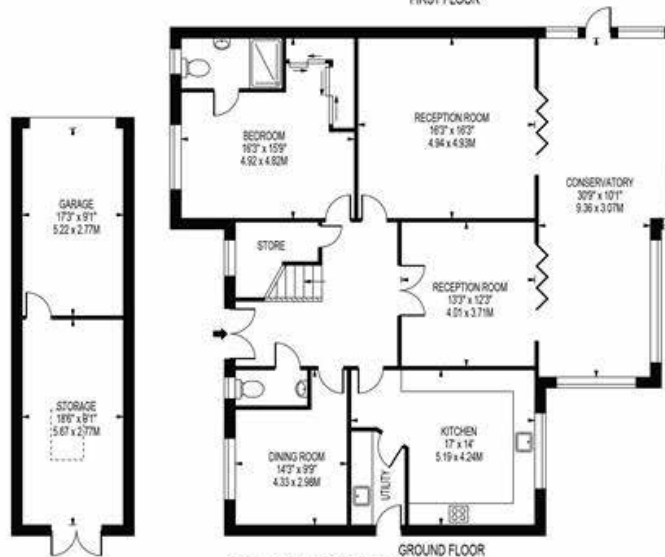
(EXCLUDING GARAGE & STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 157 SQ FT - 14.56 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 169 SQ FT - 15.71 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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 SURVEY 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 Wickham Road, Croydon, CR0

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Offers in excess of

£1,400,000

- Six Bedrooms
- Detached Family Home
- South West Facing Garden
- Gated Entrance

EPC Rating: C

Council Tax Band: G

Tenure: Freehold



To find out more information or to arrange a viewing call

020 8651 6363

or email Sanderstead@barnardmarcus.co.uk

Station Approach, Sanderstead, South Croydon, Surrey CR2 0PL

barnardmarcus.co.uk

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