



barnard marcus

**Kendall Avenue, South Croydon, CR2 0NH**





## **Welcome to Kendall Avenue, South Croydon**

A spacious four bedroom semi-detached period family home comprising of a large living room with bay fronted window, large dining room with patio doors leading out onto a private rear garden, separate modern fitted kitchen and cloakroom/WC all located on the ground floor. The first floor comprises of four bedrooms, three of which are doubles, modern shower room and separate WC. The property further benefits from the use of a cellar which is a perfect for storage and the property as a whole has an array of period features throughout with high ceilings, picture rails and feature fireplaces.

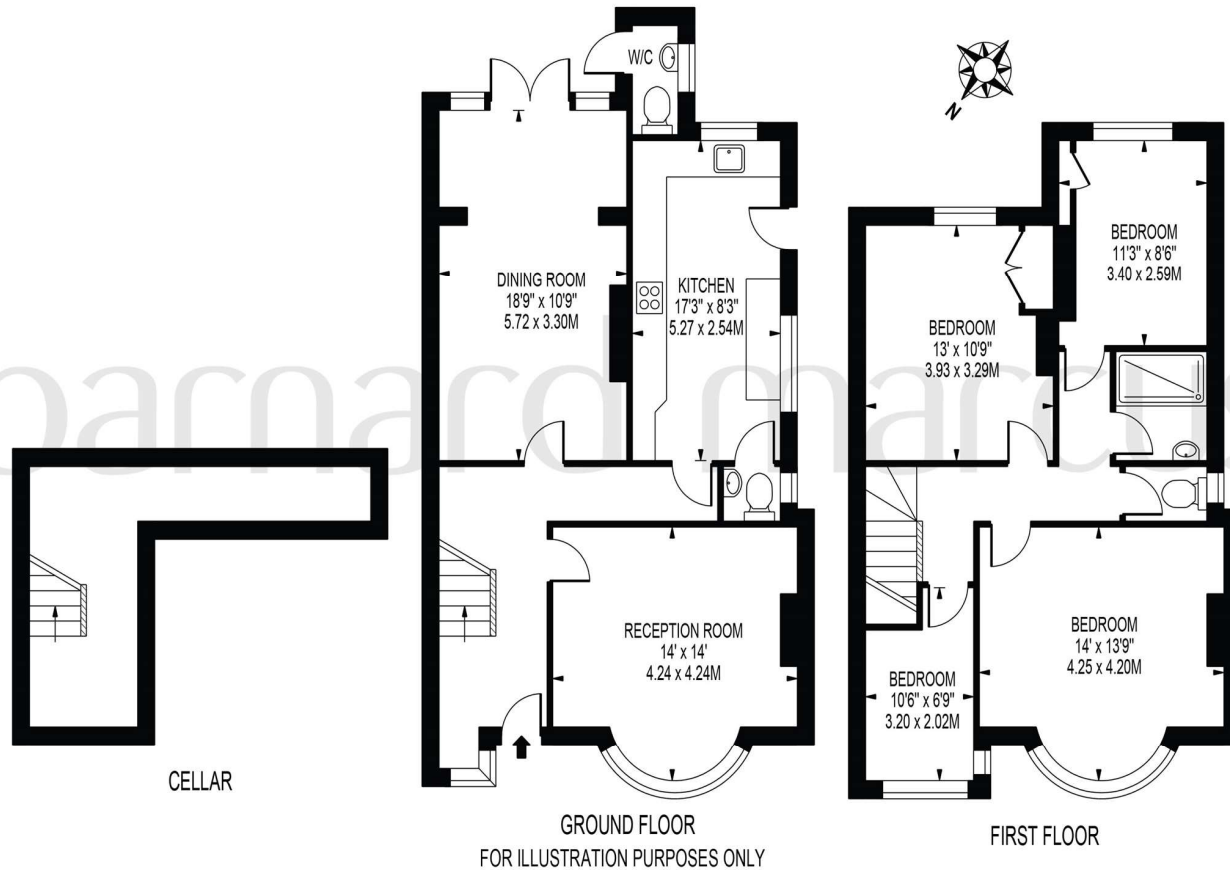
Kendall Avenue is situated in a quiet residential road and is conveniently located for Purley Oaks Station and Sanderstead Station which provide fantastic links into London. There are many local amenities nearby such as Tesco Express, Station Fish & Chips, Coco & Nut Coffee Co and a short walk away is the ever popular South End Restaurant Quarter. The property is surrounded by greenery with Purley Beeches and Croham Hurst Woods being close by for the regular walker as well as Sanderstead Lawn Tennis Club and a vast amount of schools to choose from.



# KENDALL AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1420 SQ FT - 131.92 SQ M  
(EXCLUDING W/C)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF W/C: 22 SQ FT - 2.03 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 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 Kendall Avenue, South Croydon

- Semi-Detached
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Modern Shower Room
- Private Rear Garden

Tenure: Freehold EPC Rating: D

# £600,000



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
SAN106377 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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