



Arkwright Road, South Croydon CR2 0LL

welcome to
Arkwright Road, South Croydon

A substantially large five bedroom detached family home comprising of a spacious through lounge reception room which leads into a beautiful conservatory, separate dining room, modern kitchen breakfast room, study/office and cloakroom all located on the ground floor. The first floor comprises of five double bedrooms with four of the rooms having fitted wardrobes and the master bedroom being accompanied by a modern en-suite shower room with separate bathroom, modern family bathroom again with separate shower and bathtub. The property further benefits from a large private rear garden, double garage, horeshoe driveway and is presented in excellent decorative order throughout. There is planning permission for a double storey rear extension comprising of two rooms plus two en-suites and a full length single storey extension. The property is offered to the market chain free.

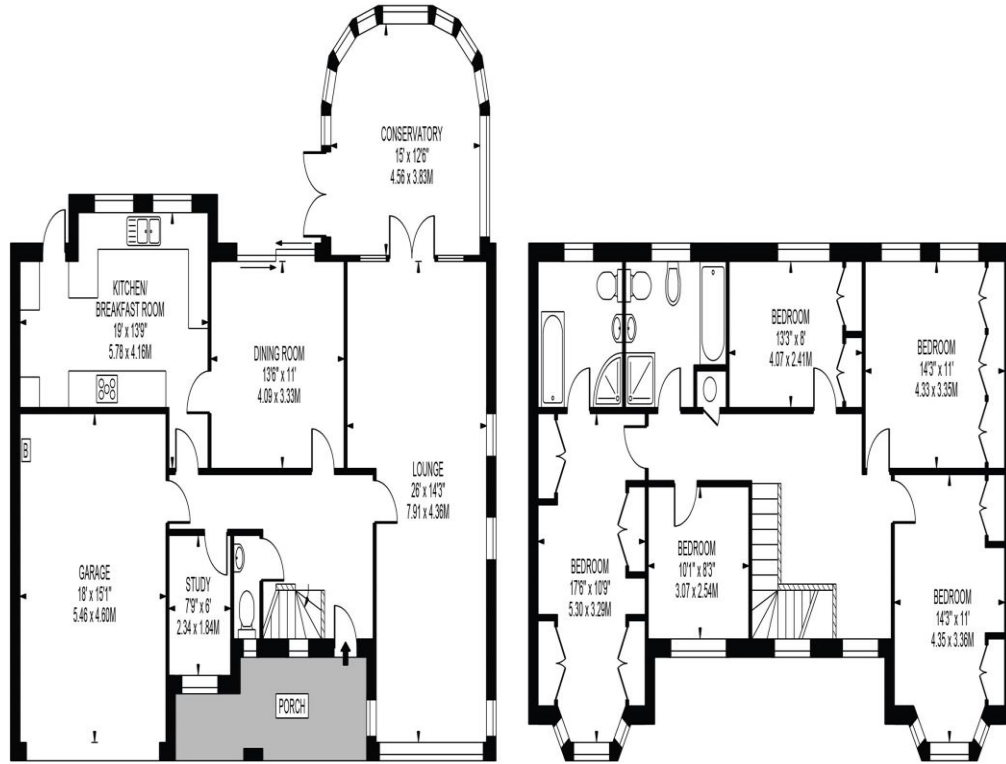


ARKWRIGHT ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2397 SQ.FT - 222.70 SQ.M

(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 270 SQ.FT - 25.12 SQ.M



GROUND FLOOR

FIRST 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

Arkwright Road, South Croydon

- Detached
- Five Bedrooms
- Four Reception Rooms
- Modern Kitchen Breakfast Room
- Modern En-Suite Shower Room/Modern Family Bathroom

Tenure: Freehold EPC Rating: D

£1,250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106815



Property Ref:
SAN106815 - 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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