



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

**welcome to**  
**Kendall Avenue South, South Croydon**

A substantially large four bedroom detached house comprising of a spacious reception room with bay fronted window and feature fireplace, a second reception room currently used as a dining room with doors leading out into a private rear garden, open plan kitchen kitchen/breakfast room, utility room, downstairs WC all situated on the ground floor. The first floor comprises of three double bedrooms, family bathroom and family shower room. The top floor provides a fourth bedroom with fitted wardrobes. The property has an array of period features throughout with stain glass windows, cornicing and picture rails. The property is offered to the market chain free.

Kendall Avenue South 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 SOUTH

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1979 SQ FT - 183.87 SQ M  
(INCLUDING EAVES STORAGE, EXCLUDING GARAGE & GARDEN HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 142 SQ FT - 13.20 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 219 SQ FT - 20.35 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE: 76 SQ FT - 7.05 SQ M



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

## Kendall Avenue South, South Croydon

- Detached
- Four Double Bedroom
- Three Reception Rooms
- Two Bathrooms/Shower Rooms
- Private Rear Garden With Summer House

Tenure: Freehold EPC Rating: F

offers in excess of

**£790,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SAN106849](https://www.barnardmarcus.co.uk/Property/SAN106849)



Property Ref:  
SAN106849 - 0009

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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