



Southcote Road, South Croydon CR2 0EQ

welcome to
Southcote Road, South Croydon

A spacious three bedroom detached home comprising of a large reception room, large dining room and open plan kitchen breakfast room all situated on the ground floor. The first floor comprises of three double bedrooms and a family bathroom. The property further benefits from a downstairs wc, private rear garden, front garden, driveway and a garage. The property is offered to the market chain free and has the potential to be converted into a four bedroom house or extended into the loft to create more bedrooms subject to planning and building consent. The property does require a light refurbishment. Southcote Road is conveniently located for Sanderstead Station and Purley Oaks Station which provide fantastic links into London. There are many local amenities including a Waitrose, Tesco Express which is a short walk away, Elmsfield Way shops and the ever popular South End Restaurant Quarter and BoxPark located in South Croydon/East Croydon. The property is surrounded by greenery with Croham Hurst Woods, Purley Beeches, Croham Hurst Golf Club and Purley Downs Golf Club. There are many private and public schools such as Ridgeway which is on your doorstep, Cumnor House Boys, Oakwood School, Atwood, Whiftgift School, Trinity and Riddlesdown Collegiate.

Agent Note: The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved

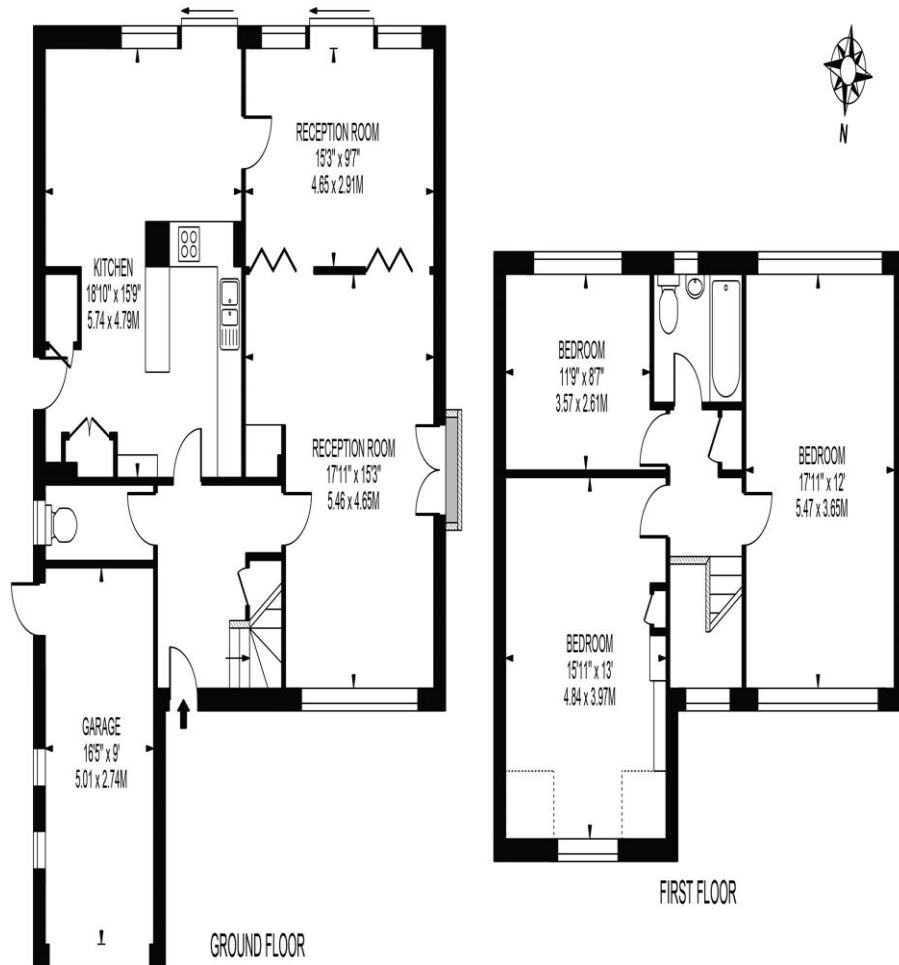


SOUTHCOTE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1497 SQ FT - 139.04 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 22 SQ FT - 2.07 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 148 SQ FT - 13.73 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

Southcote Road, South Croydon

- Detached
- Three Bedrooms
- Three Reception Rooms
- Large Private Garden
- Garage Driveway

Tenure: Freehold EPC Rating: D

offers in excess of

£675,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106972



Property Ref:
SAN106972 - 0013

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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