



Mayfield Road, South Croydon CR2 0BD

welcome to
Mayfield Road, South Croydon

A spacious two-bedroom first floor conversion flat which is offered to the market with no onward chain, a share of the freehold and off-street parking!

Nestled in the sought-after Mayfield Road, this spacious two-bedroom first-floor conversion flat effortlessly combines charm and convenience. Boasting generous proportions throughout, the property features a large reception room complete with a striking feature fireplace and patio doors leading to a private terrace, perfect for outdoor relaxation. The flat offers a separate fitted kitchen, two well-sized double bedrooms, each showcasing beautiful feature fireplaces, and a stylish family bathroom.

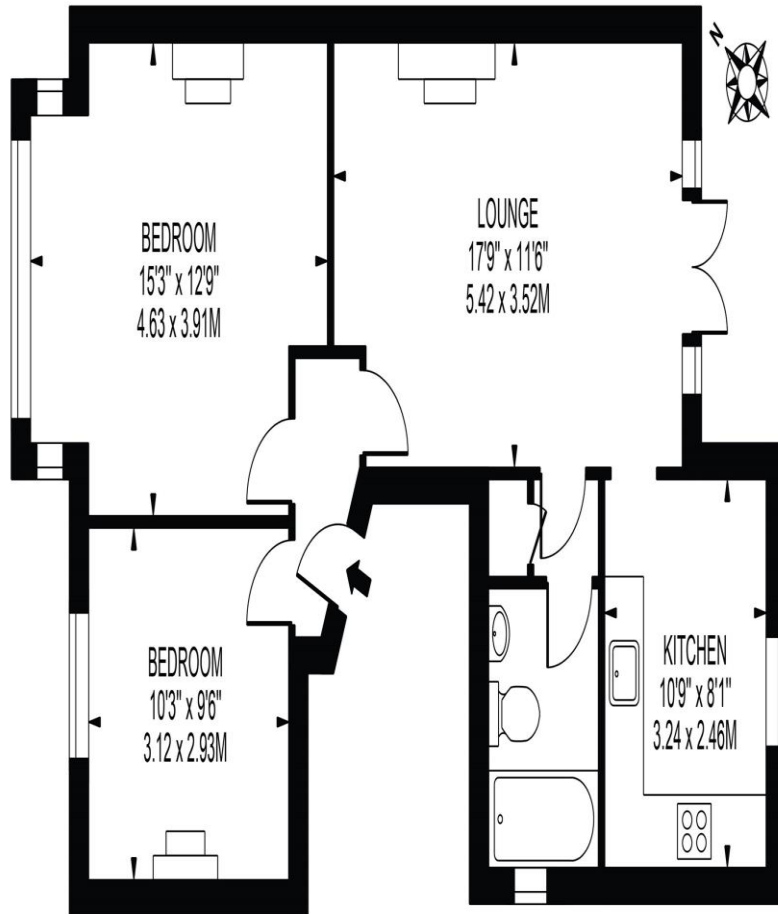
Additional highlights include off-street parking, ownership of a share of the freehold, and the added advantage of being chain free.

The property is conveniently located for Sanderstead Station and Purley Oaks Station which provide fantastic links into London.



MAYFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 650 SQ FT - 60.35 SQ M



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.



There are many local amenities nearby such as Tesco Express, Family Choice convenience store, Coco & Nut Coffee Co, Station Fish & Chips and then further down into South Croydon you have the popular South End Restaurant Quarter which offers a vast range of different cuisines and bars. The property is surrounded by greenery with South Croydon Recreation Ground, Purley Downs Golf Club and Purley Beeches on its doorstep. There are an array of top performing local schools in the Sanderstead area such as Gresham, Attwood, The Ridgeway and Riddlesdown Collegiate to name a few.

welcome to

Mayfield Road, South Croydon

- First Floor
- Two Double Bedrooms
- Spacious Reception Room
- Separate Kitchen with Space For Dining
- Family Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1107.24

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 16 Dec 2024.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107290



Property Ref:
SAN107290 - 0012

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.



barnard marcus



020 8651 6363



sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, SOUTH
CROYDON, Surrey, CR2 0PL



barnardmarcus.co.uk