



**PORTFOLIO**  
from



barnard marcus

Purley Oaks Road, South Croydon



## Purley Oaks Road, South Croydon

**\*\*\*CHAIN FREE\*\*\*** A beautifully presented and spacious four/five-bedroom detached family home in Purley Oaks Road combines style, comfort, and practicality in a highly desirable location. A must-see for discerning buyers seeking a blend of character and modernity.



A beautifully presented and spacious four/five-bedroom detached family home in Purley Oaks Road, offering approximately 2,000 sq. ft. of versatile living space. This stunning property has been thoughtfully refurbished by the current owners, seamlessly blending period charm with modern features for a truly unique living experience. The ground floor boasts two generous reception rooms, perfect for entertaining or family relaxation, along with a sleek and contemporary kitchen/breakfast room, complete with a separate utility room. A convenient downstairs WC completes this level. On the first floor, you'll find four large bedrooms, including a master suite with an adjoining dressing room that can double as a nursery or fifth bedroom. The family bathroom is luxuriously appointed, featuring both a bathtub and a separate shower. There's also potential to convert the fifth bedroom into an en-suite for the master bedroom. The property enjoys a south-west-facing garden, featuring a charming summer house and a large outbuilding currently used as a home office, providing excellent flexibility for remote working or additional leisure space. At the front, a gated horseshoe driveway and garage offers ample off-street parking, making it perfect for a busy family lifestyle. This exceptional home combines style, comfort, and practicality in a highly desirable location. A must-see for discerning buyers seeking a



blend of character and modernity who also want a property which is chain free.







Purley Oaks Road, located in South Croydon, is a desirable residential area offering a blend of suburban tranquility and urban convenience.

The road benefits from excellent transport links. Sanderstead Railway Station is approximately half a mile away, providing regular services to Central London and surrounding areas. Additionally, Purley Oaks Railway Station is in close proximity, further enhancing connectivity for commuters.

Families will appreciate the selection of reputable schools nearby. Ridgeway Primary School is approximately 580 yards away, offering quality primary education. For secondary education, Riddlesdown Collegiate is approximately 1.1 miles from Purley Oaks Road, known for its strong academic performance.

Overall, Purley Oaks Road offers a harmonious blend of accessibility, quality education, and community amenities, making it an attractive location for prospective homeowners.





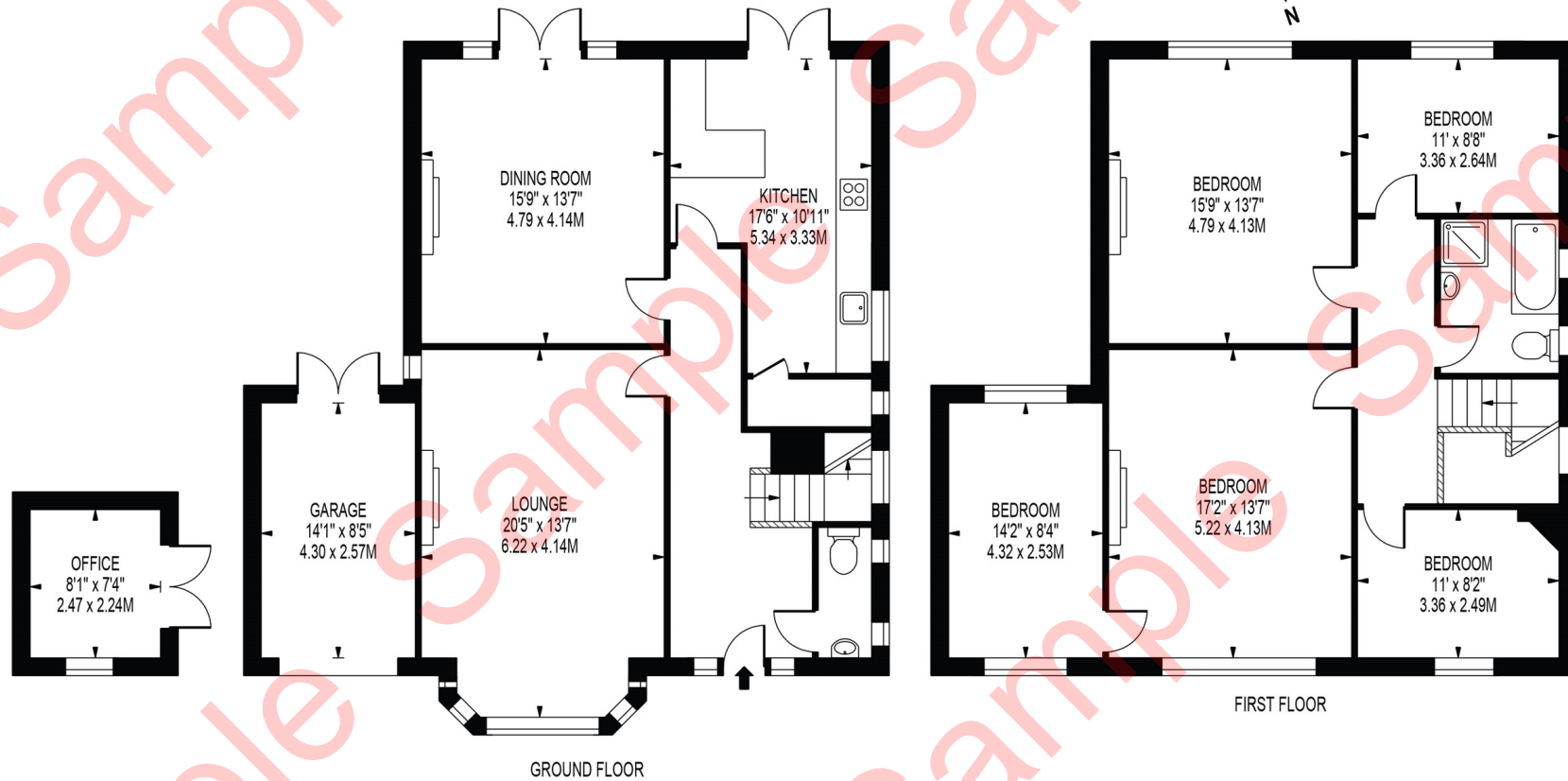
## PURLEY OAKS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1807 SQ FT - 167.87 SQ M

(EXCLUDING GARAGE & OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 119 SQ FT - 11.05 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 60 SQ FT - 5.53 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 Purley Oaks Road, South Croydon

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Asking Price

**£1,100,000**

- Four/Five Bedroom Detached House
- Two Large Reception Rooms
- Gated Horseshoe Driveway & Garage
- Refurbished By Current Owners

EPC Rating: E

Council Tax Band: G

Tenure: Freehold

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To find out more information or to arrange a viewing call

**020 8651 6363**

or email [Sanderstead@barnardmarcus.co.uk](mailto:Sanderstead@barnardmarcus.co.uk)

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[barnardmarcus.co.uk](http://barnardmarcus.co.uk)

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.

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.

