



35b Mayfield Road, SOUTH CROYDON CR2 0BG

welcome to

35b Mayfield Road, SOUTH CROYDON

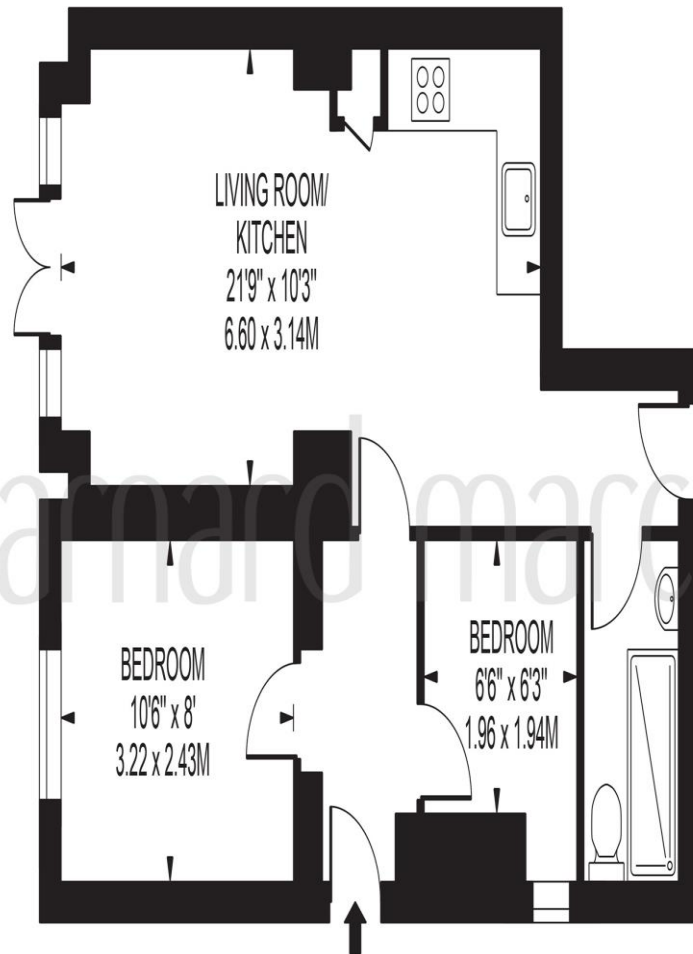
A spacious lower ground floor one/two bedroom period conversion comprising of a large open plan reception room with fitted kitchen and patio doors leading out onto a private garden, two bedrooms and a family bathroom. The property further benefits from a long lease and is offered to the market chain free.

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



MAYFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 492 SQ FT - 45.72 SQ M



GROUND 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.



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- One/Two Bedrooms
- Spacious Open Plan Reception Room
- Family Bathroom
- Private Garden
- Long Lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Nov 2018.

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

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107412



Property Ref:
SAN107412 - 0004

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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