



**Florence Road, South Croydon CR2 0PP**



**welcome to**  
**Florence Road, South Croydon**

This impressive home boasts a spacious layout, with the ground floor featuring a large entrance hallway, two living areas and a kitchen/breakfast room which provides access to a garage, separate storeroom and a vast, secluded rear garden. Upstairs, you will find four generously sized bedrooms and a family bathroom.

Florence Road 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 number of schools to choose from.



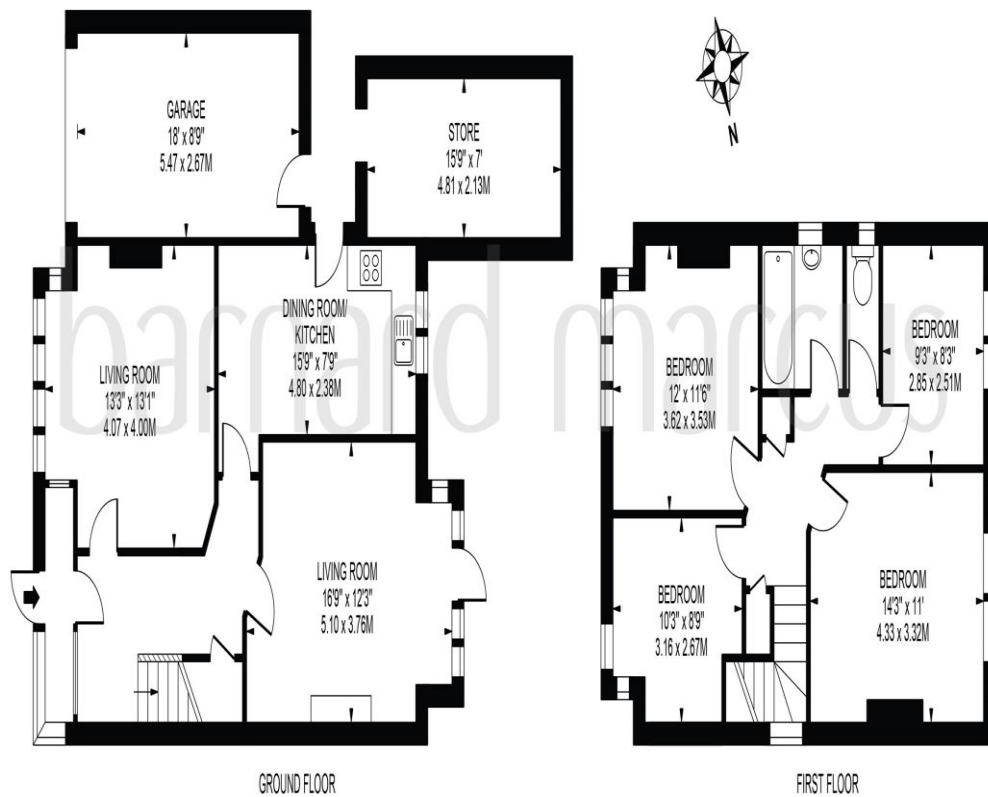
## FLORENCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1256 SQ FT - 116.64 SQ M

(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 158 SQ FT - 14.60 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 110 SQ FT - 10.25 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.  
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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**

## **Florence Road, South Croydon**

- Detached
- Four Bedrooms
- Spacious Garage
- 2 large reception rooms
- Expansive Garden

Tenure: Freehold EPC Rating: Awaiting

**£750,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAN107426 - 0002

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