



20a Glossop Road, South Croydon CR2 0PU

welcome to
20a Glossop Road, South Croydon

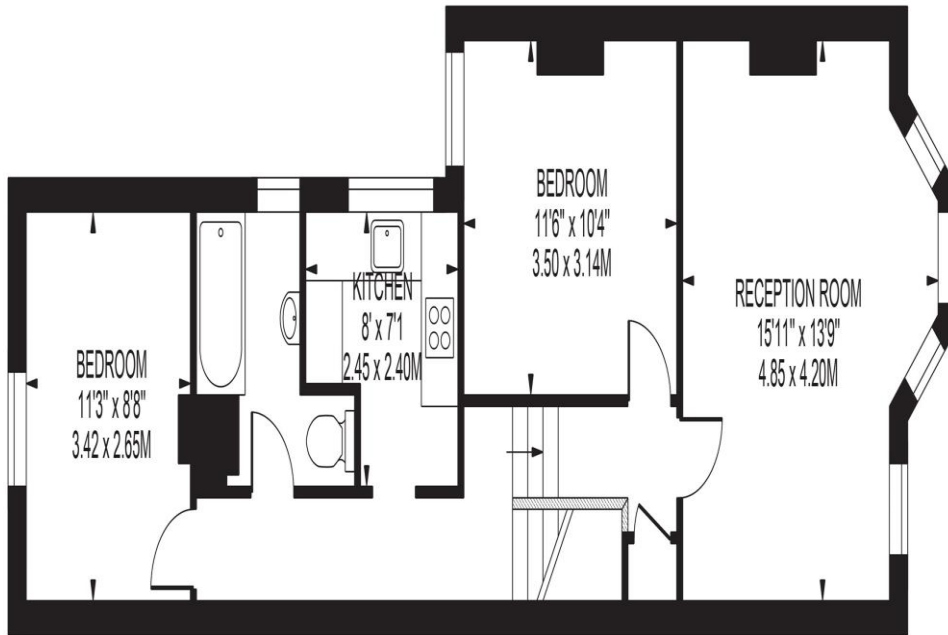
This well-presented first-floor maisonette offers spacious and comfortable living in a sought-after residential area. The property features two generously sized double bedrooms, making it ideal for small families, professionals, or those needing a home office or guest room. A bright and airy reception room provides a welcoming space to relax and entertain, complemented by a separate kitchen that offers ample storage and workspace for culinary needs. The home also benefits from a modern bathroom, completing the well-balanced layout. The property also benefits from 'right to manage' making it more cost effective.

Located on Glossop Road, the property enjoys a peaceful yet convenient setting in South Croydon. The area is known for its leafy surroundings and excellent transport links, with nearby stations such as Purley Oaks and Sanderstead offering direct routes to London Bridge & Victoria in 22 minutes. Residents benefit from a variety of local amenities including shops, cafes, and well-regarded schools.



GLOSSOP ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 707 SQ FT - 65.71 SQ M



FIRST FLOOR



GROUND FLOOR
ENTRANCE

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

20a Glossop Road, South Croydon

- Maisonette
- First Floor
- Two Double Bedrooms
- Generous Reception Room
- Modern Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 340.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2013.

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

£325,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
SAN107569 - 0003

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.



020 8651 6363



sanderstead@barnardmarcus.co.uk



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



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)