



PORTFOLIO
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Shaw Crescent, South Croydon

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An impressive 6 bedroom home with a generous garden and off-street parking for multiple cars.



This impressive, detached residence is situated on the sought-after Shaw Crescent, a quiet and family-friendly enclave known for its leafy surroundings and excellent access to local amenities. The property offers substantial and versatile accommodation arranged over two floors, ideal for modern family living. On the ground floor, there is a welcoming entrance hall, a large open-plan kitchen with space for dining and entertaining, and three well-proportioned reception rooms that provide a flexible layout for formal and informal use. There is also a spacious study, perfect for home working. A separate utility room offers practical convenience, while a sixth bedroom on the ground floor plus bathroom provides ideal guest accommodation or potential for multi-generational living.

Upstairs, the home features five generously sized bedrooms. The principal bedroom is a luxurious retreat with its own dressing room and en suite bathroom. An additional family bathroom serves the remaining bedrooms, ensuring ample facilities for a growing household.



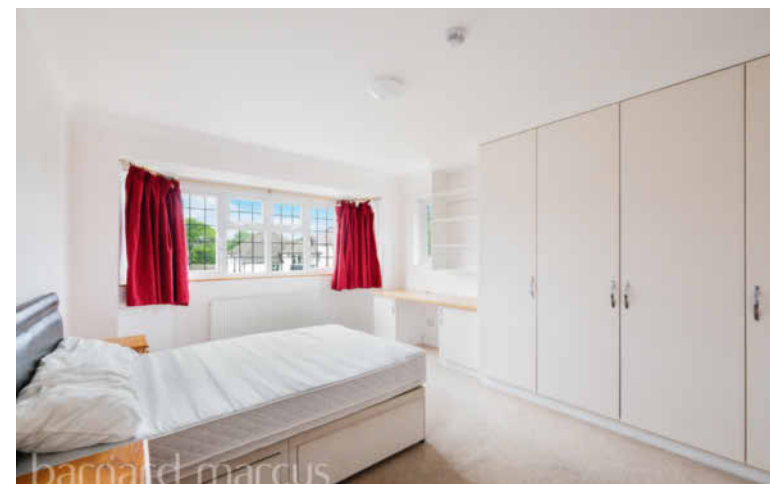
Externally, the property benefits from a generous private garden, perfect for outdoor entertaining and family play. To the front, a wide driveway offers parking for multiple vehicles and leads to a double-width garage, providing extensive storage or additional parking.

Shaw Crescent is well located offering a blend of suburban tranquillity and convenient access to local amenities. The area is well served by reputable schools & green spaces.



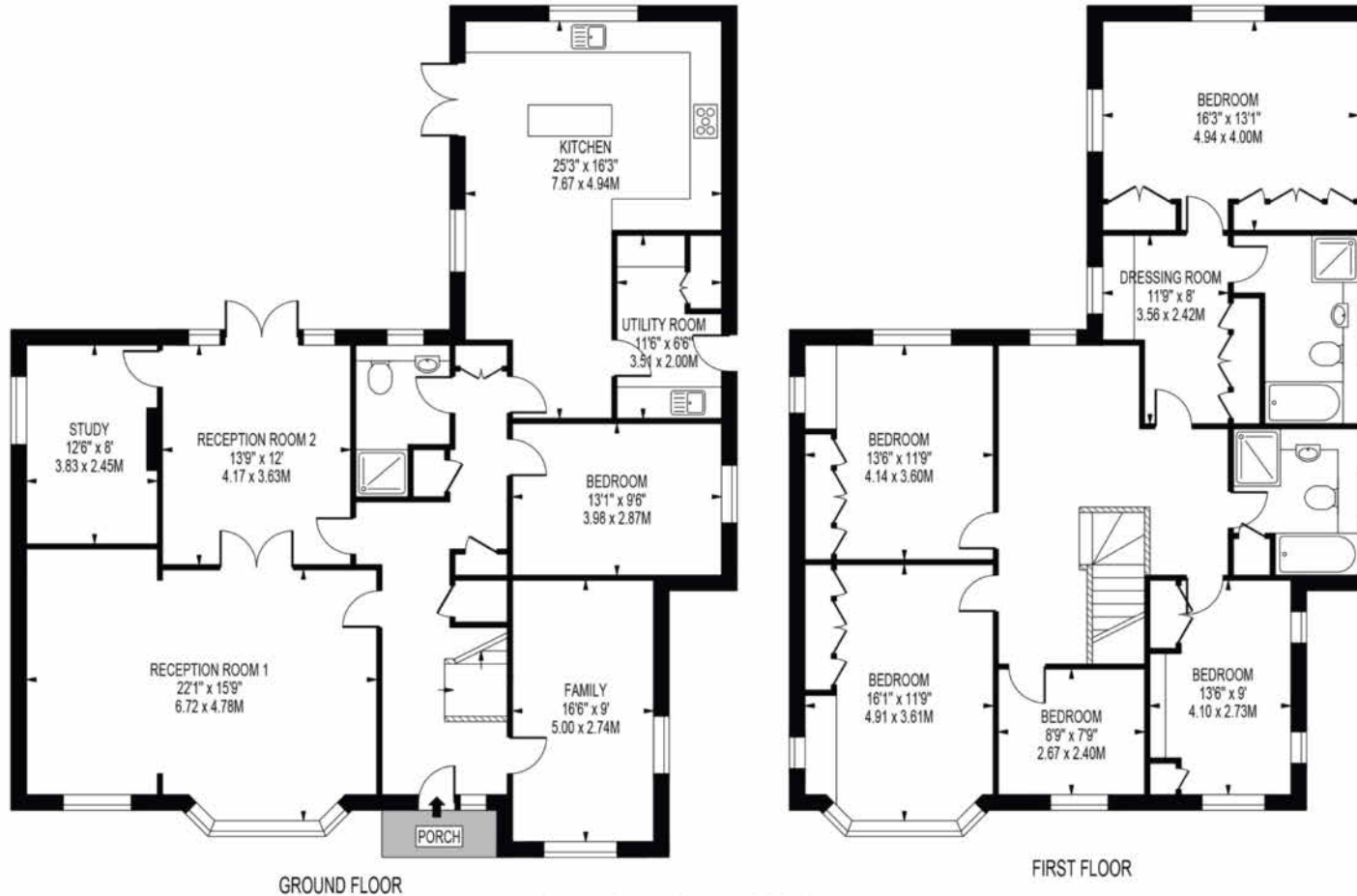
Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



SHAW CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2802 SQ FT - 260.31 SQ M



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welcome to Shaw Crescent, South Croydon

This exceptional home on Shaw Crescent represents a rare opportunity to acquire a substantial, beautifully appointed residence in one of the areas most desirable locations.

GUIDE PRICE

£1,200,000

- Six Double Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Potential Development Opportunity

EPC Rating: D

Council Tax Band: G

Tenure: Freehold



To find out more information or to arrange a viewing call

020 8651 6363

or email Sanderstead@barnardmarcus.co.uk

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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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