



PORTFOLIO
from



barnard marcus

Marlborough Road

A rarely available and beautifully presented 4 bedroom Edwardian hall adjoining semi-detached character house, located in lovely thoroughfare and within easy distance of excellent schools, train stations, bus routes and boutique shops, as well as the bars and restaurants of South End.



Entrance

The property has parking to front and alights to the front door via steps. The entrance hallway boasts high ceilings with character features which befits this period with storage cupboards. The front reception has a bay window with a featured fireplace and opening to the rear reception, double glazed windows and gas central heating.



Kitchen/Family Room

This contemporary modern kitchen is located to the rear portion of the house with bi-fold doors to rear and access to the garden. It includes an array of

integrated appliances and features, wood effect flooring and a dual aspect window to the side and rear. A small utility room and W/C compliment this area.

First Floor

A Victorian staircase and layout runs from front to back with the master bedroom to front with a bay window and dressing room as well as en-suite. Two further double bedrooms follow and a 4th box room, all lovely decorated and presented in a modern flavour, which compliments the character period property. You will also find the family bathroom here.



Outside

The rear garden has a decked area and split level lawn which is an excellent space for kids and entertaining.





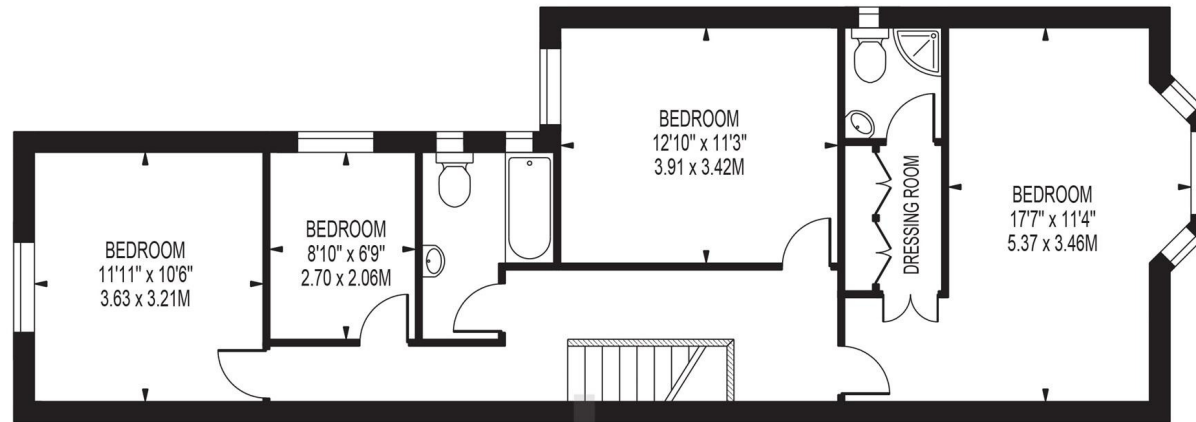
The South Croydon Area

There's a plethora of excellent schools ranging from Whitgift, Old Palace, Royal Russell and Cumnor House, as well as numerous faith and state schools within a mile of the house. South Croydon and Sanderstead stations are within ½ a mile and the lovely open green spaces of Purley way and Lloyd Park are close by.

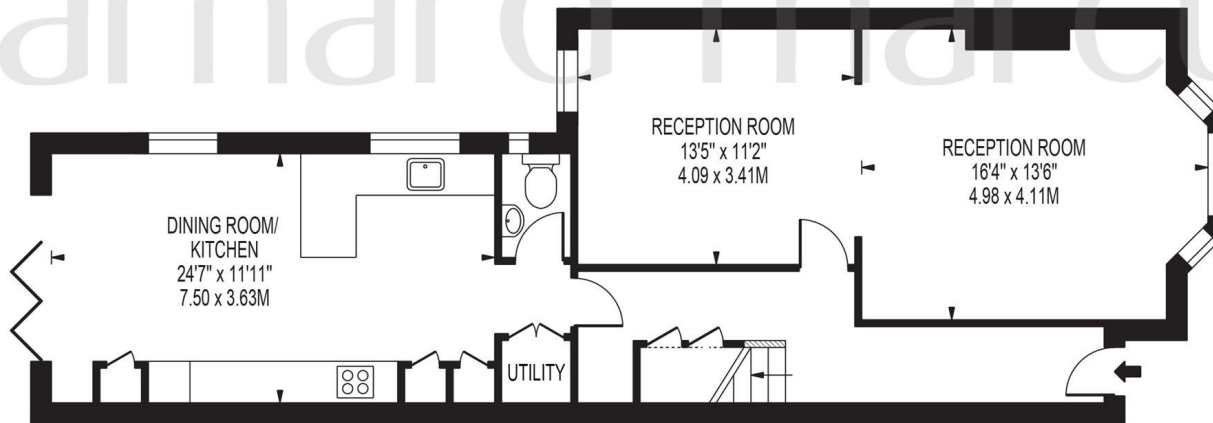


MARLBOROUGH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1591 SQ FT - 147.84 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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welcome to Marlborough Road

Offers In Excess Of

£750,000

- 4 Bedrooms
- Good Public Transport
- Excellent Schools
- Great Location

Tenure: Freehold

EPC Rating: D

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To find out more information or to arrange a viewing call

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