



**Cliffe Road, South Croydon CR2 6PQ**



**Welcome to**

**Cliffe Road, South Croydon**

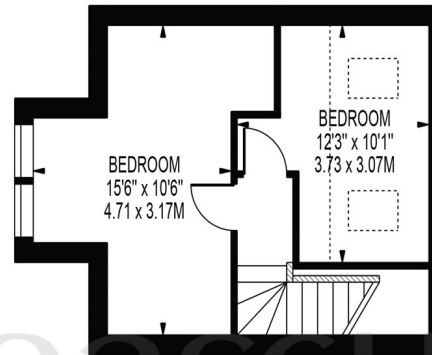
A three year old modern 4 bedroom semi-detached townhouse, situated in ever popular Cliffe Road within minutes of South Croydon station, boutique bars, shops and restaurants of South End.



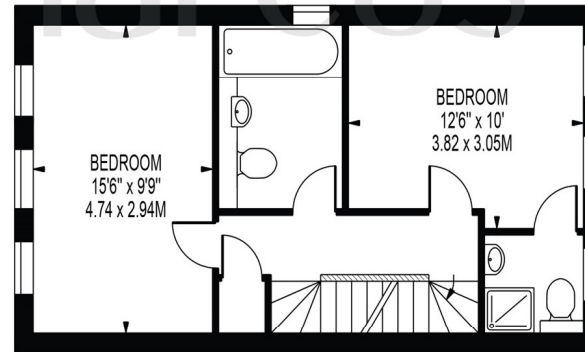
## CLIFFE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1188 SQ FT - 110.38 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

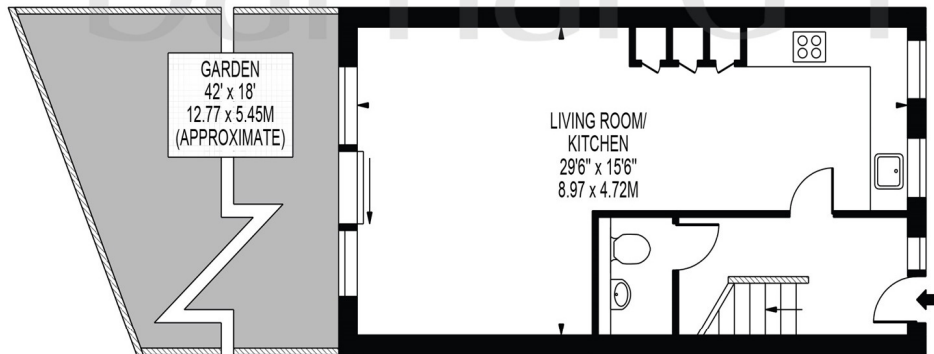
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 62 SQ FT - 5.76 SQ M



SECOND FLOOR



FIRST FLOOR



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.

The house is part of a bespoke development of one other semi-detached house and a small block of apartments. It has an entrance hallway leading to the open plan reception/kitchen with integrated white goods leading to a private garden.

The first floor consists of 2 double bedrooms with a family bathroom and en-suite, as well as two further bedrooms on the 2nd floor. There's a modern contemporary finish and layout in the property, and has close access to the metropolis of Croydon including Box park, a Theatre venue and myriad shopping opportunities, as well as the restaurant quarter, Lloyd Park and tram links. There's a fantastic plethora of excellent schools including Whitgift, Royal Russell, Old Palace and many others.

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

## Welcome to

### Cliffe Road, South Croydon

- 4 Bedroom Semi-Detached Townhouse
- Close to Shops, Bars and Restaurants
- Private Garden
- Excellent Schools Close By
- Good Public Transport

Tenure: Freehold EPC Rating: B

offers in excess of

# £575,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108757](https://barnardmarcus.co.uk/Property/SCS108757)



Property Ref:  
SCS108757 - 0007

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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