



Churchill Road, South Croydon CR2 6HB

Welcome to

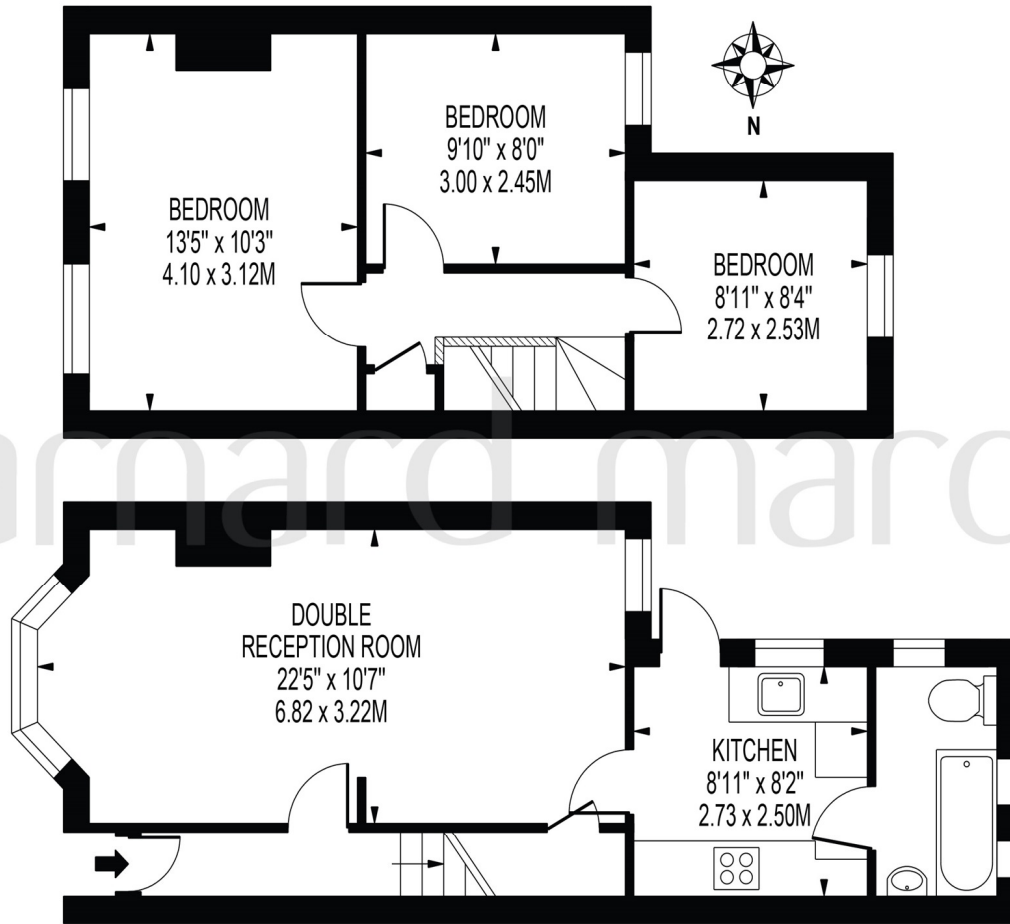
Churchill Road, South Croydon

A wonderfully presented 3 bedroom terraced family home set in the ever popular confines of Churchill road, close to the train station, bus routes and local amenities, as well as good schools in abundance.



CHURCHILL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 737 SQ FT - 68.45 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. 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 property is decorated nicely with gas central heating, double glazing, a rear private garden, a large bay fronted reception room, contemporary modern kitchen with integrated units and a modern bathroom. The property is offered to the open market with no upward chain.

Welcome to

Churchill Road, South Croydon

- 3 Bedrooms
- Good Transport Links
- No Chain
- Private Garden
- Excellent Schools

Tenure: Freehold EPC Rating: C

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108647



Property Ref:
SCS108647 - 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.

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.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk