



Croham Valley Road, South Croydon CR2 7JH

Welcome to

Croham Valley Road, South Croydon

A small development of just four 3bedroom houses nestled in the tranquil Croham Valley Road, South Croydon. These homes are the perfect family starter homes, surrounded by well-regarded schools and excellent transport links directly into Central London.

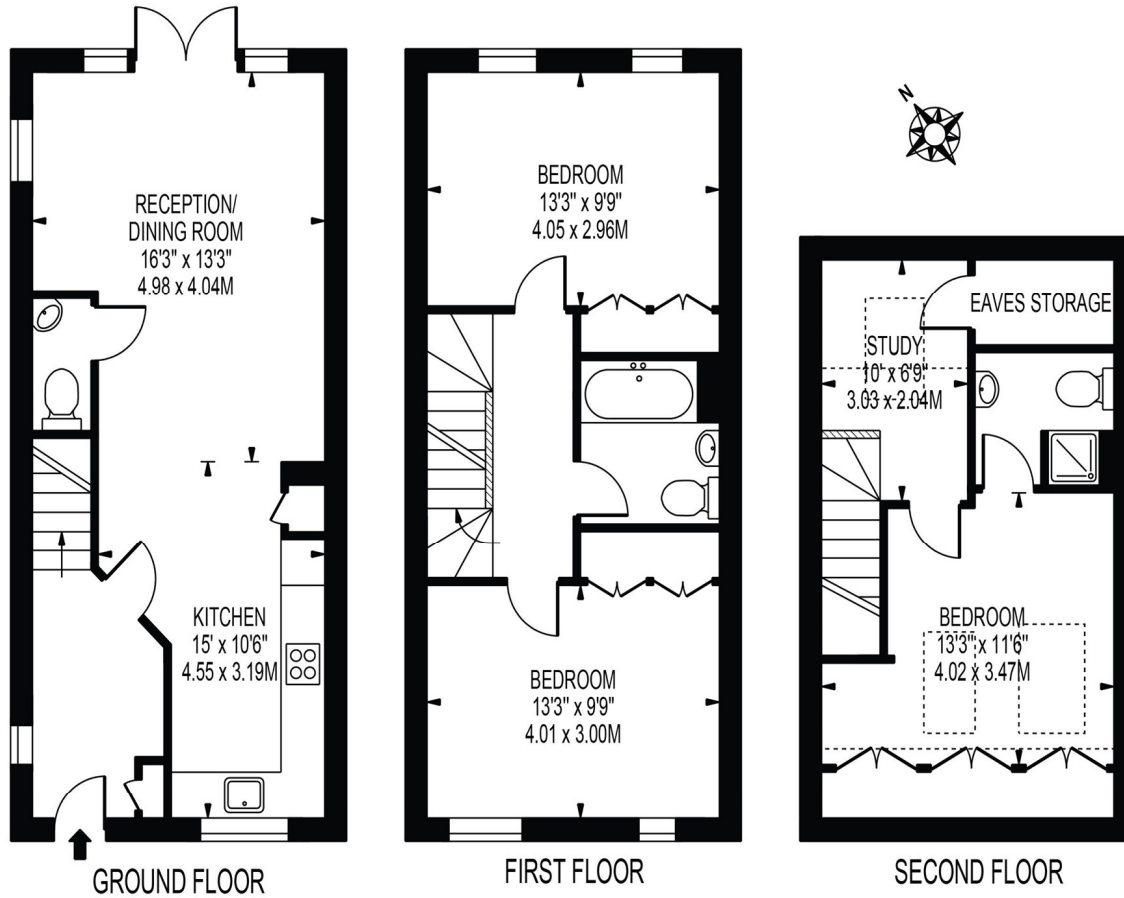


CROHAM VALLEY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1139 SQ FT - 105.86 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 93 SQ FT - 8.60 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.

Beautifully designed throughout, very few properties in the surrounding area offer as much as these homes.

Boasting over 1,100 sqft of accommodation spread over three floors, there are no compromises to be made.

As you enter the property you are greeted by the spacious entrance hallway leading through to the open plan living/kitchen/dining area. Inviting the outside in, French doors open out onto the patio area of the landscaped garden.

On the first floor there are two well-balanced bedrooms each with bespoke fitted wardrobes as well as the family bathroom. As you head upstairs to the top floor, the master bedroom is tucked away with its own en-suite bathroom. These homes offer a unique space which can be adapted for a designated work from home or nursery space/dressing area etc as well as utilising the eaves with an all-important storage space.

Ready to move into with only 2 homes remaining, an immediate inspection is highly recommended!

Welcome to

Croham Valley Road, South Croydon

- 3/4 Bedrooms
- New Build
- Landscaped Garden
- 1139 sq ft
- Outstanding Schools
- Great Transport Links

Tenure: Freehold EPC Rating: Exempt

£565,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108835



Property Ref:
SCS108835 - 0004

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