



Brighton Road, South Croydon CR2 6AL

Welcome to

Brighton Road, South Croydon

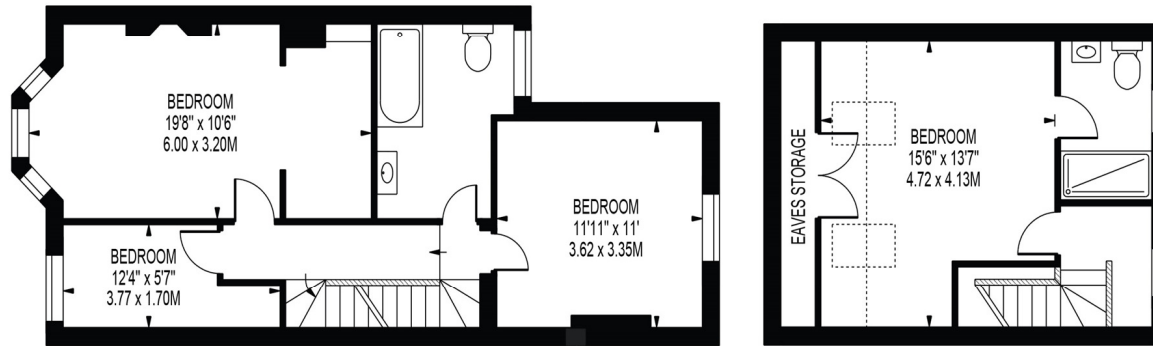
A superb example of Victorian architecture combined with contemporary modern design, creating a brilliant fusion of young and old in this 4 bedroom detached family home, located perfectly for train stations, bus routes, shops and amenities.



BRIGHTON ROAD

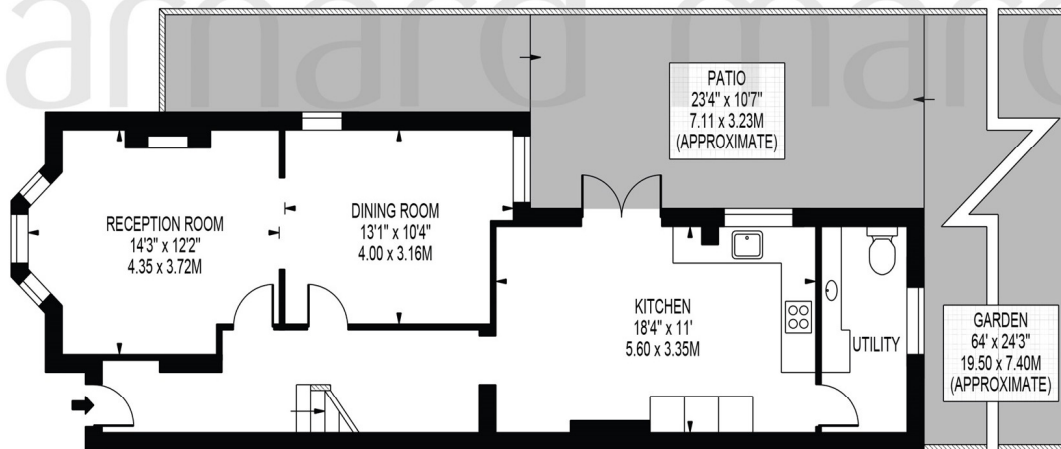
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1563 SQ FT - 145.24 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT & EAVES STORAGE: 76 SQ FT - 7.05 SQ M



FIRST FLOOR

SECOND 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.

Close by are fantastic schools in abundance locally from Whitgift, Old Palace, Cumnor amongst many others. The property boasts off street parking, a storm porch entrance alighting to the reception entrance hallway, then leading to the Bay fronted reception room with an opening to the rear reception room, as well as a beautiful designed kitchen/family room with high end integrated white goods and fitted double oven. The utility room/cloakroom adorns the rear of the property with plenty of space to boot. The 1st floor enjoys some original features and a lovely bay fronted bedroom with natural light surrounding the space, 2 further double bedrooms and a contemporary family bathroom which completes the floor ensemble. On the 2nd floor, there is a master bedroom with a dressing area and en-suite, with wide ranging views of South Croydon and a 70ft flat rear garden mainly laid to lawn. The metropolis of Croydon is a short distance away with its array of shops, restaurant quarter, Box Park and Theatre venue. Green open spaces are in abundance locally from Purley Way, Lloyd Park and Ballards Farm. The M25 is approx. 25 minutes away and trains to London central take approx. 25 minutes. The property has been sympathically restored to its original grandeur with a modern twist and is available to the open market with no chain.

The current Council Tax band for this property is listed as 'DELETED'. We have shown the previous Council Tax band for information only.

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- No Chain
- Detached House
- Great Public Transport Links
- Close to Shops, Bars and Restaurants
- Lloyd Park and Ballards Farm Close By
- Off Street Parking for 2 Cars

Tenure: Freehold EPC Rating: D

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108817



Property Ref:
SCS108817 - 0009

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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