



**PORTFOLIO**  
from



barnard marcus

Croham Manor Road

*A unique and rarely available 3 bedroom detached character bungalow located on one of South Croydon's premier roads within easy reach of South Croydon station, tram links, bus routes and the open green space of Lloyd park local.*



Whitgift sports ground is close by, as well as Croham Hurst woods, a lovely tranquil place to get away from the hub-bub of life.

The property has been owned by a local family for years, enjoying the delights of South Croydon including the lovely boutique shops, bars and restaurants of South End and the plethora of great schools locally from Coombe Wood, St Peters and some of the best fee paying schools in the south from Whitgift, Royal Russell and Trinity amongst many



others.

The property boasts plenty of off street parking with a larger than average garage, as well as an enclosed storm porch entrance leading to the entrance hallway with wood floors, a large

reception room with conservatory to rear, kitchen/diner with utility room, family bathroom and a master bedroom with en-suite, 2 further double bedrooms and a delightful loft room alighting from the reception for many



usages from occasional bedroom/  
office/play room. Plenty of eaves  
storage as well, with a lovely mature  
garden to rear with sun patio.  
Access to London takes approx. 30  
minutes and the M25 can be accessed  
subject to traffic within 25 minutes.  
Croydons gleaming metropolis is close  
by for lots of nightlife, restaurant  
quarter, arts/culture at Fairfield halls  
and Box Park. The design of the  
bungalow has a lovely staggered effect  
giving a great kerb side appeal and is  
offered to the open market with no chain.

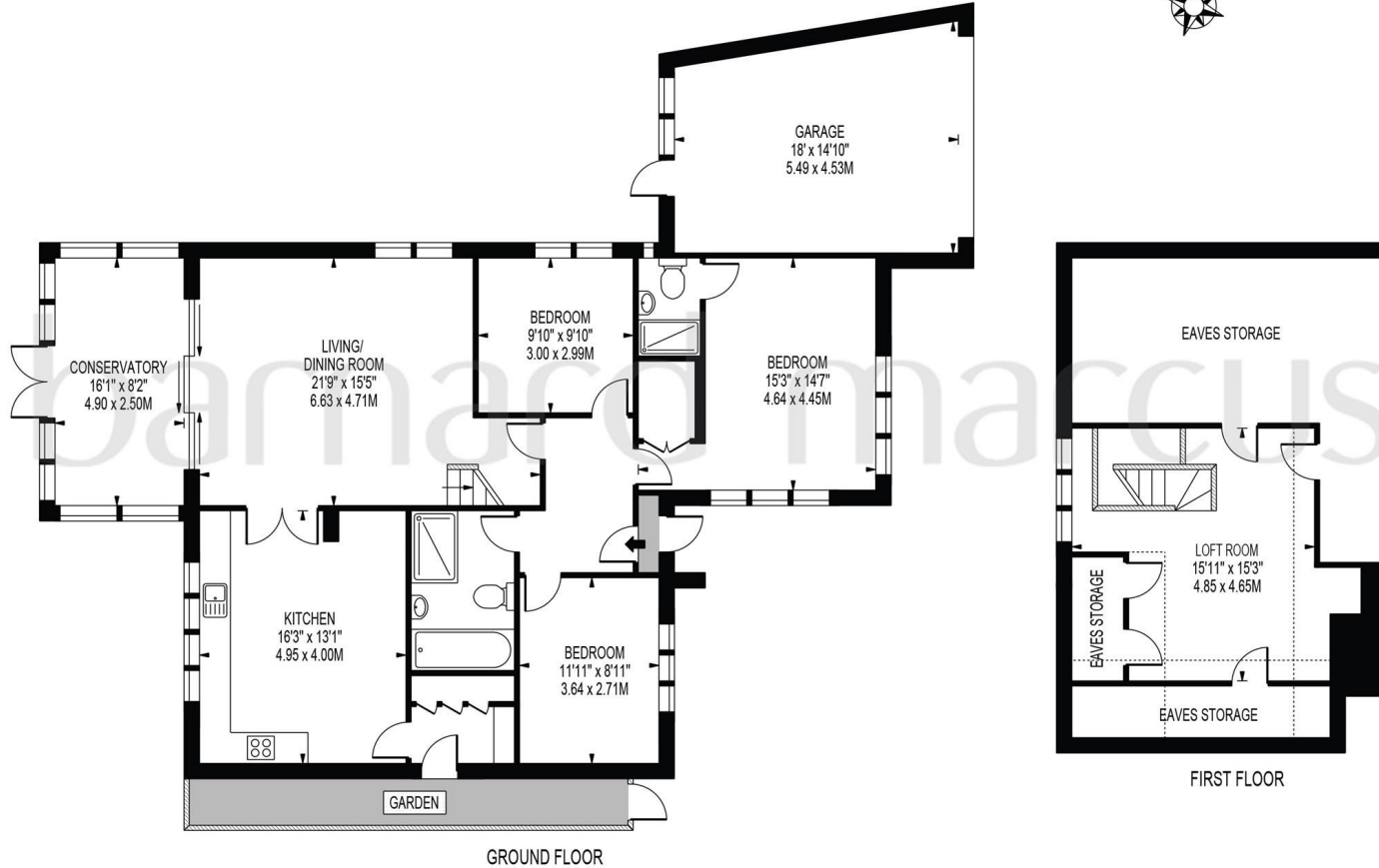


## CROHAM MANOR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1857 SQ FT - 172.56 SQ M**  
(INCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE & EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1452 SQ FT - 134.88 SQ M**  
(EXCLUDING RESTRICTED HEIGHT AREA, EAVES STORAGE & GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **240 SQ FT - 22.27 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.

# welcome to Croham Manor Road

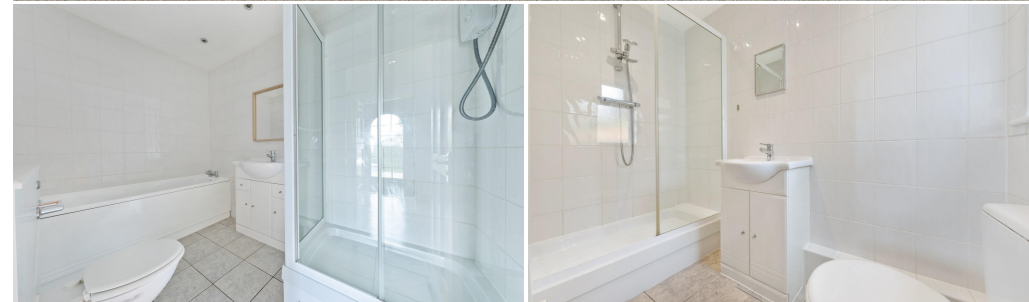
Offers in excess of

## £800,000

- 3 Bedroom Detached Bungalow
- Great Public Transport
- Garage and Off Street Parking
- Shops, Bars and Restaurants Close By

Tenure: Freehold

EPC Rating: E



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To find out more information or to arrange a viewing call

## 020 8681 6744

or email [SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)  
17 Selsdon Road, South Croydon, Surrey CR2 6PY  
[barnardmarcus.co.uk](http://barnardmarcus.co.uk)

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