



Croham Manor Road, South Croydon CR2 7BE

Welcome to

Croham Manor Road, South Croydon

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.

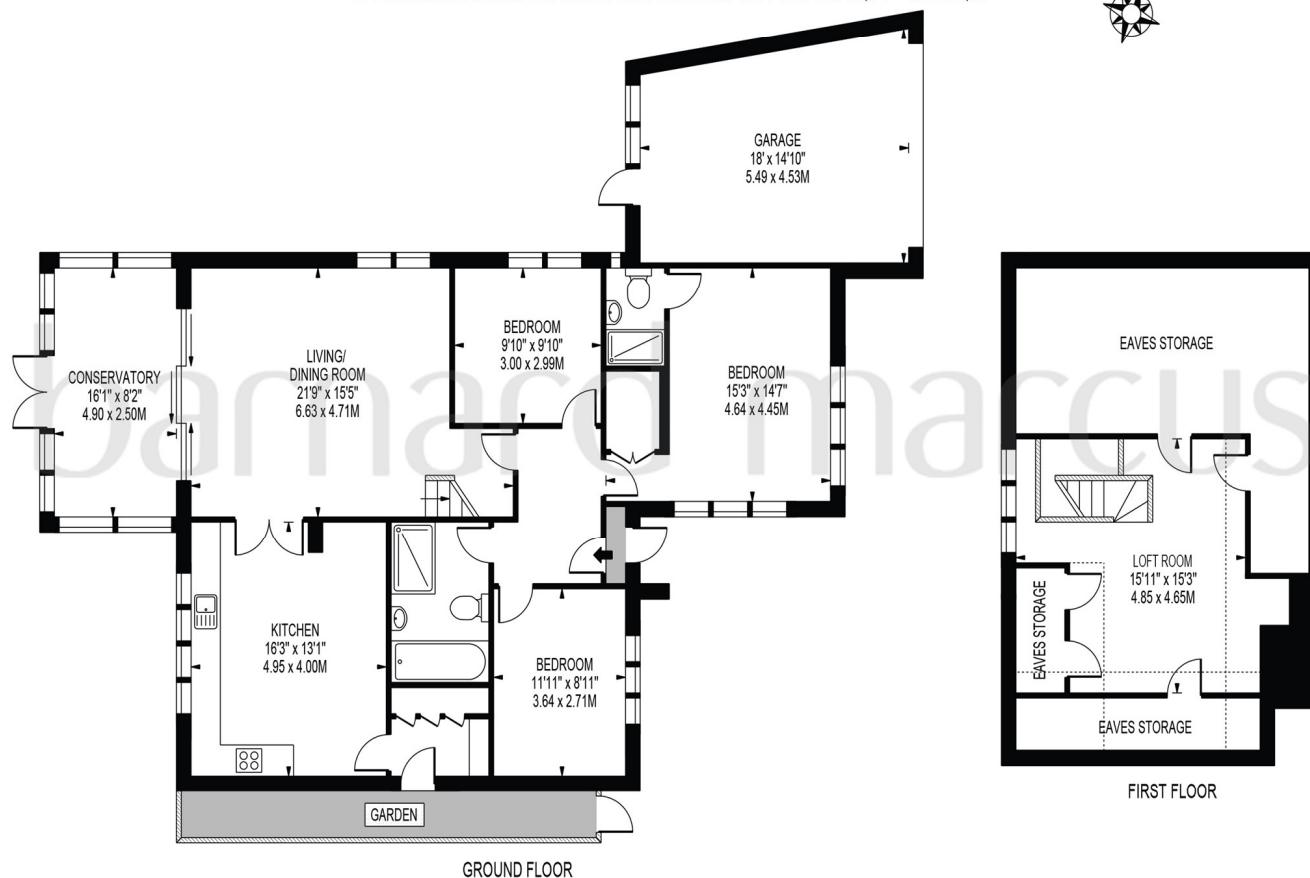


CROHAM MANOR ROAD

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.

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.

Welcome to

Croham Manor Road, South Croydon

- No Chain
- 3 Bedroom detached bungalow
- Family bathroom - en-suite shower room
- Upstairs office/play room
- Large modern fitted kitchen and separate utility room
- Conservatory
- Secluded back garden
- Large driveway/garage and off street parking

Tenure: Freehold EPC Rating: E

offers in excess of

£800,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108815



Property Ref:
SCS108815 - 0005

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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