



**Ballards Way, South Croydon CR2 7JN**

**Welcome to**

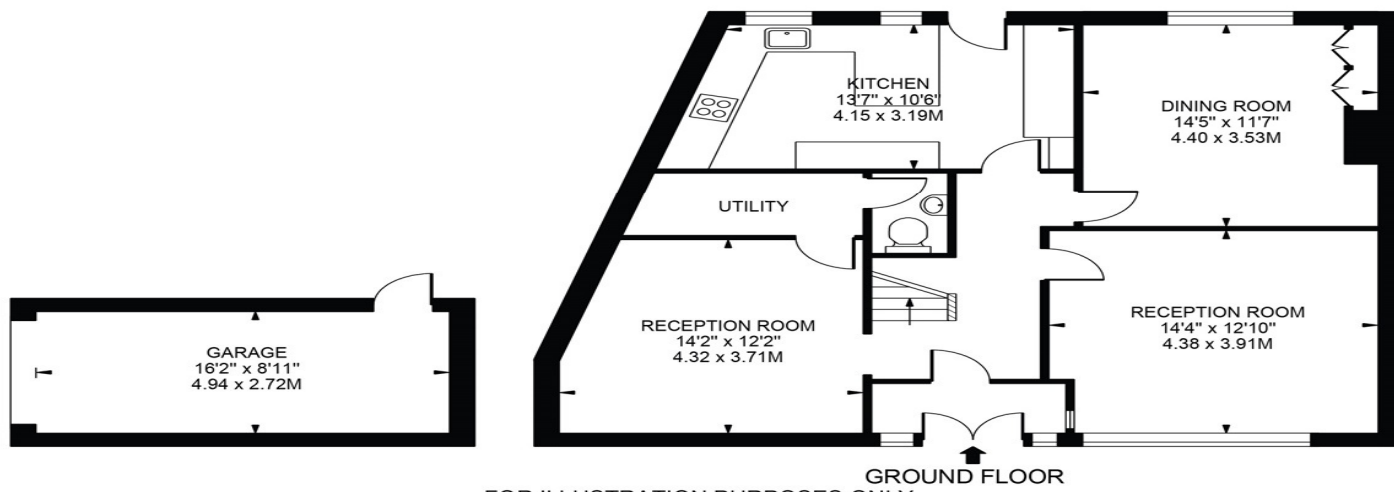
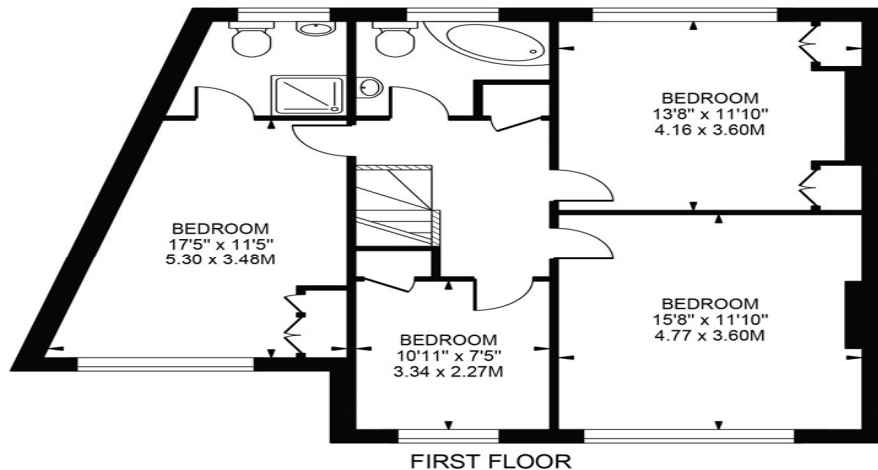
**Ballards Way, South Croydon**

An attractive four bedroom semi-detached house with a detached garage, located on the popular Ballards Way which is within easy distance of local shops, restaurants, and good schools as well as good transport links making this the perfect family home.



## BALLARDS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1675 SQ FT - 155.62 SQ M**  
 (EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **145 SQ FT - 13.44 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 spacious accommodation comprises of three reception rooms, separate kitchen, utility room and downstairs wc, whilst upstairs there are four bedrooms, one with en-suite and a family bathroom. Externally there is a large secluded garden to the rear and side with driveway to front. There is an array of local shops on Selsdon High Street including Sainsburys and Lidl along with Waitrose in Sanderstead. The local transport links are also good with various bus routes and South Croydon train station which is nearby provides fantastic links into Victoria, London Bridge, Gatwick and surrounding areas which makes this property ideal for commuters and families. There are some great schools nearby including Selsdon Primary, Croydon High, Royal Russell and Whitgift for boys and for those who enjoy the outdoors there are many green spaces including Lloyd Park, Croham Hurst and Selsdon Wood along with various golf courses like Croham Hurst, Addington Palace and Farleigh.

welcome to

## Ballards Way, South Croydon

- Semi-detached house
- 3 Double bedrooms and 1 Single bedroom
- Three reception rooms
- Detached garage and driveway
- Utility room and separate wc
- Sought after location
- South Croydon train station nearby

Tenure: Freehold EPC Rating: C

offers in excess of

**£725,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS108858](https://barnardmarcus.co.uk/Property/SCS108858)



Property Ref:  
SCS108858 - 0010

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](mailto:SouthCroydon@barnardmarcus.co.uk)



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



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**