



Campden Road, South Croydon CR2 7EN

Welcome to

Campden Road, South Croydon

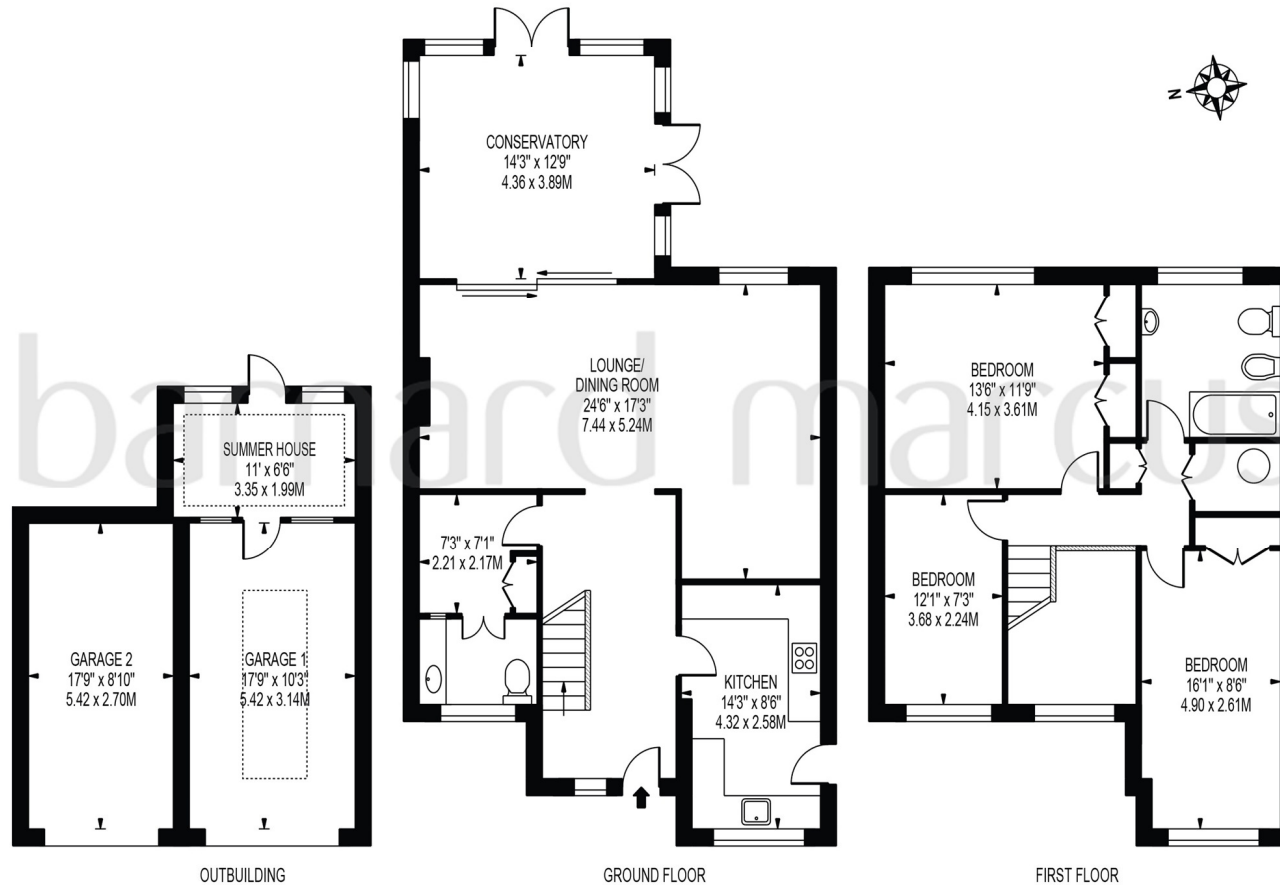
A superb 3-4 bedroom detached 1960s built family house, located in one of South Croydon's premier roads, within easy distance of South Croydon station, tram links, bus routes and Lloyd Park.



CAMPDEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1467 SQ FT - 136.32 SQ M
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 414 SQ FT - 38.48 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.

A plethora of outstanding schools adorned close by from Whitgift, Royal Russell, Coombe Wood and St Peters, as well as a lovely collection of shops, bars and restaurants, which are located in South End, minutes away from the gleaming metropolis of Croydon's looms large, with its many entertainment venues, shopping facilities, restaurants, Box Park and Fairfield Halls. The property has off street parking to front with a detached garage to rear, storm porch entrance leading to the reception hall with wood block flooring, modern contemporary kitchen, large L-shaped reception to rear, study/bedroom 4 with en-suite facilities, stairs to the first floor with 3 double bedrooms, modern family bathroom, double glazing and gas central heating, decorated to a high standard. There is an L-shaped garden to rear approx. 160ft in total, with parking and garage to rear via access road.

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- 3 Double Bedrooms
- Great Public Transport
- Close to Bars, Shops and Restaurants
- Excellent Schools
- Parking to Front, Garage to Rear
- Garden

Tenure: Freehold EPC Rating: C

£700,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108201



Property Ref:
SCS108201 - 0003

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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