



PORTFOLIO
from



barnard marcus

South Park Hill Road

A substantial and beautifully presented 4 double bedroom semi-detached extended family home, located in one of South Croydon's sought after road.



There is off street parking for two cars to front, that lead to a large welcoming entrance hallway with a lovely bay fronted reception room, followed by a rear reception with doors leading to a wonderful landscaped rear garden with patio and mature borders which is totally secluded. The modern contemporary kitchen adorns the rear of the house. Alighting on the first floor brings 3 double bedrooms with storage areas and a modern family bathroom. The 2nd floor leads to a master bedroom with en-suite bathroom and a separate dressing room area. Views are fantastic with the rear overlooking the garden and skyline of South Croydon.



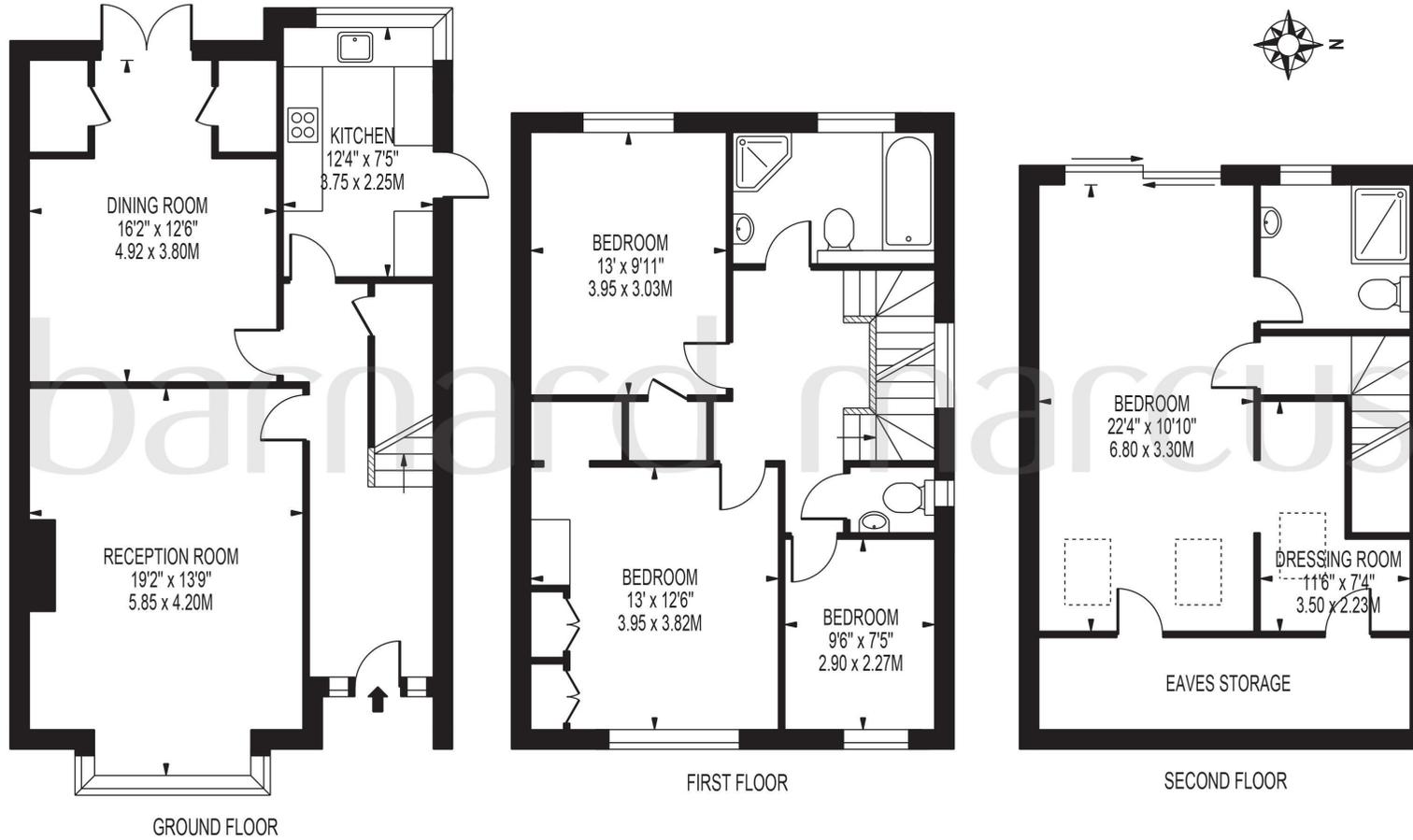
Superbly decorated throughout, this is a house to treasure. A plethora of excellent schools are nearby including Whitgift, Royal Russell, Croydon High and Coombe Wood. Lloyd Park is minutes away with its lovely green spaces and transport being easily accessed, from South Croydon station and tram links, not forgetting amazing bus routes in and out of Croydon. Local boutique shops, bars and restaurants are close by in South End.



SOUTH PARK HILL ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1810 SQ FT - 168.20 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 92 SQ FT - 8.55 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 South Park Hill Road

£775,000

- 4 Double Bedrooms
- Off Street Parking for 2 Cars
- Fantastic Views
- Off Street Parking for 2 Cars

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

020 8681 6744

or email SouthCroydon@barnardmarcus.co.uk
17 Selsdon Road, South Croydon, Surrey CR2 6PY
barnardmarcus.co.uk

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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