



**Bramley Hill, South Croydon CR2 6NS**



**Welcome to**

**Bramley Hill, South Croydon**

A rarely available and unique 4 bed detached family house located in ever popular Bramley Hill within close proximity of transport including major bus routes, East/South Croydon rail stations, tram links.

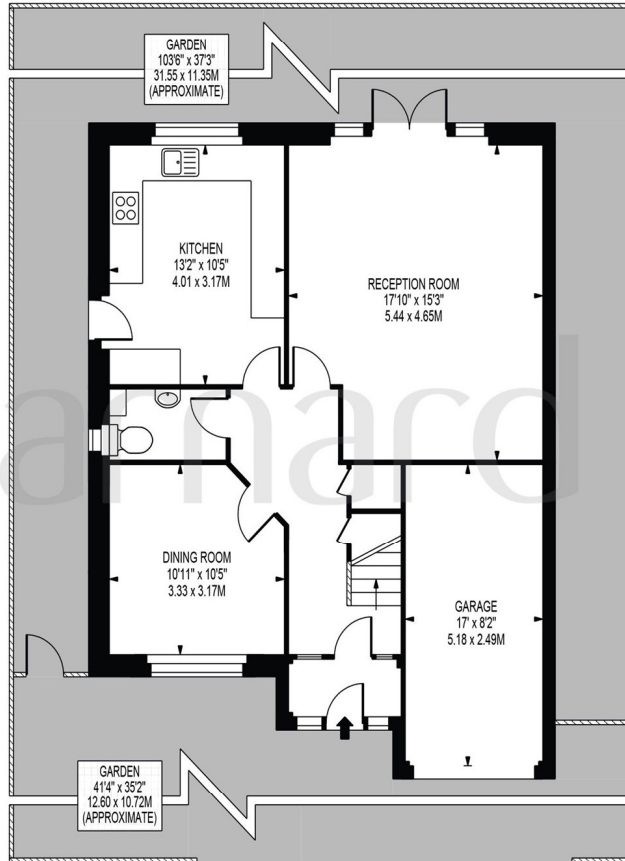


## BRAMLEY HILL

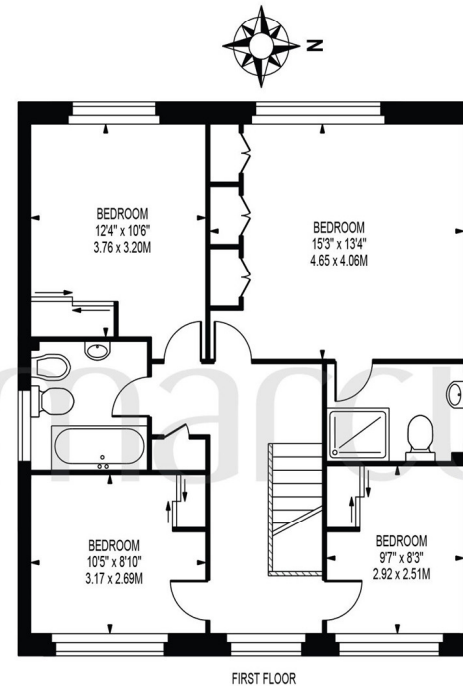
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1432 SQ FT - 133.04 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 139 SQ FT - 12.90 SQ M



GROUND FLOOR



FIRST FLOOR

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 property boasts driveway, garage, garden to front alighting at a enclosed storm porch entrance, hallway with downstairs loo and 2 receptions, kitchen, 4 double beds to first floor with en-suite and family bathroom, mature and secluded garden to rear approx. 100ft.

Local shopping throughfare at South End is close by including restaurants, bars, coffee shops and a mini Tesco. The gleaming metropolis of Croydon is close by with its myriad shops, malls and entertainment areas such as Box Park and Fairfield Halls.

Also within easy distance of some of South London's/Surrey best private schools including Whitgift, Royal Russell, Cumnor, and Croydon High but also a faith and state schools in abundance.

The property is offered to the open market with no chain.

**Welcome to**

## **Bramley Hill, South Croydon**

- Detached
- Four bedrooms
- Garage
- Two receptions
- Driveway
- Garden approx.. 100ft

Tenure: Freehold EPC Rating: D

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/SCS109108](https://barnardmarcus.co.uk/Property/SCS109108)



Property Ref:  
SCS109108 - 0008

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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