



**Dornton Road, South Croydon CR2 7DP**

**Welcome to**

**Dornton Road, South Croydon**

If size and character are what you are looking for in a property then look no further. This beautifully presented split level flat boasts a large reception room, two double bedrooms and separate kitchen with low outgoings this property truly is the perfect first time purchase or investment buy.

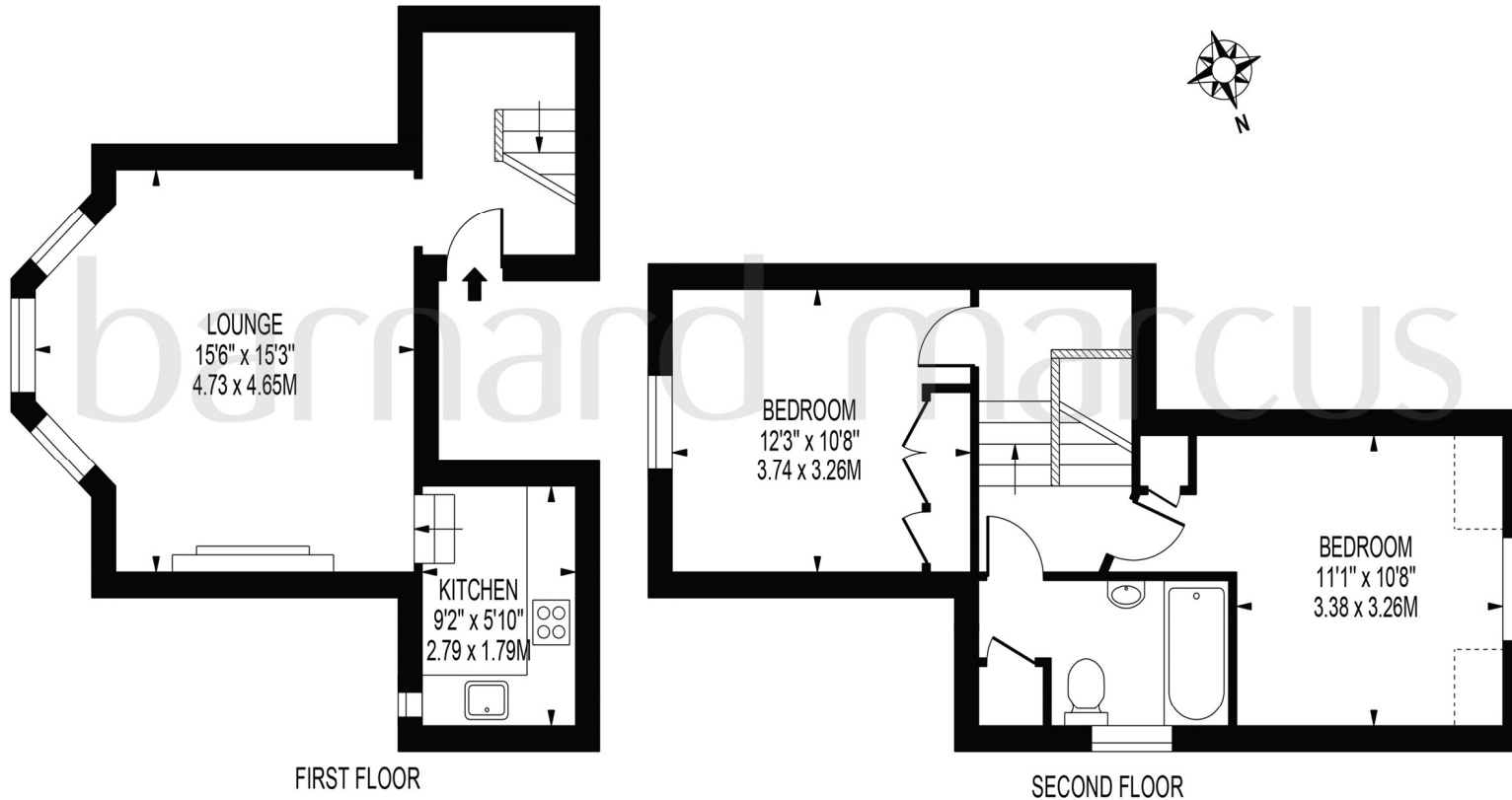


# DORNTON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 732 SQ FT - 68.02 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 13 SQ FT - 1.20 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.

This wonderful two bedroom split level flat features a large reception room with a large bay window and plenty of room for relaxation and entertaining, a good sized separate modern kitchen, two great sized double bedrooms and a large modern bathroom. The property is well decorated throughout with plenty of storage, space, light, has non-allocated parking, low outgoings and is marketed with no onward chain.

Dornton Road is close to local amenities, only a 6 minute walk from South Croydon train station, has many local bus stops, is a 25 minute walk from Lloyd Park and a short distance from local shops, bars and restaurants of South End.

## Welcome to

### Dornton Road, South Croydon

- Split Level Flat
- Two Double Bedrooms
- Modern Separate Kitchen
- Fantastic Location
- Perfect For First Time Buyers and Investors
- Low Outgoings
- Chain Free

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109171](https://barnardmarcus.co.uk/Property/SCS109171)



Property Ref:  
SCS109171 - 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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