



Ballards Way, Croydon CR0 5RG

Welcome to

Ballards Way, Croydon

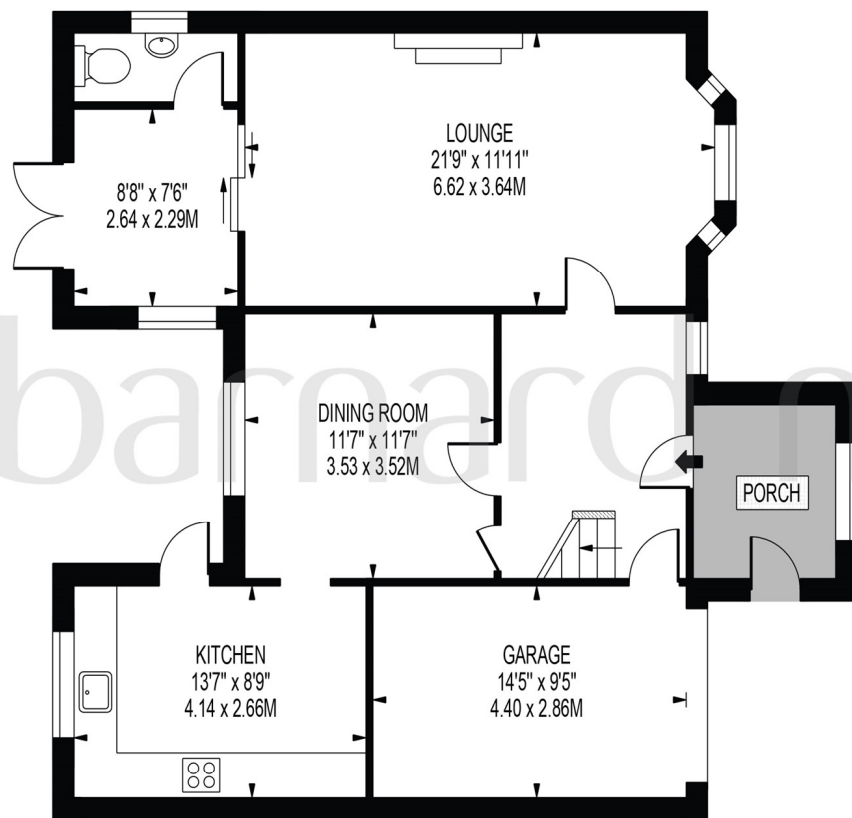
A pretty detached 4 bedroom dutch village style house located in the ever popular Ballards Farm area, with easy distance to transport via bus, tram and train. Village style shops are adorned locally, with an abundance of woods and heaths to explore close by.



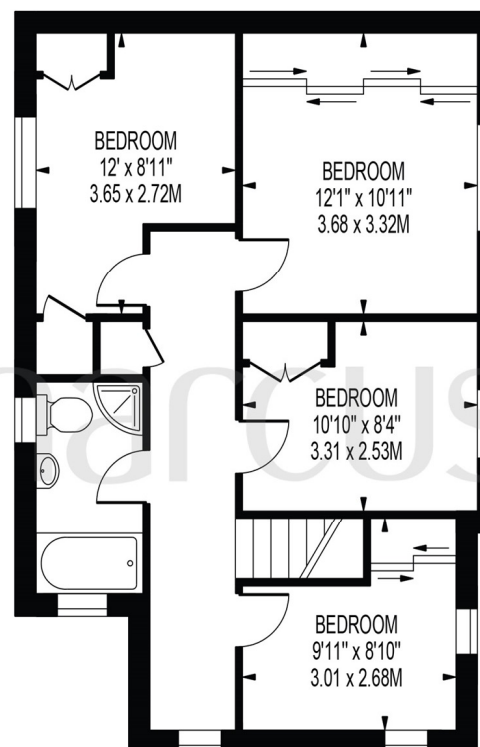
BALLARDS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1280 SQ FT - 118.94 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 135 SQ FT - 12.58 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 enjoys a flat location with a driveway for several cars, as well as a garage and lawned area to side. The storm porch entrance leads to the reception hallway with wood floors, and the large reception room with bay window to front leads to reception two with vista over rear garden and d/s toilet. The modern kitchen leads to the dining room area, and upstairs there are 4 bedrooms with a family bathroom. To the rear, there is a landscape garden with mature borders. Coombe Wood and Royal Russell schools are close by as well as a plethora of excellent selection of other schools. The property is offered to the open market with no chain and early viewing is highly recommended.

Welcome to

Ballards Way, Croydon

- 4 Bedrooms
- Good Transport Links
- Driveway and Garage for Several Cars
- Garden
- No Chain
- Excellent Schools Close By

Tenure: Freehold EPC Rating: D

offers in excess of

£675,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109231



Property Ref:
SCS109231 - 0011

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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