



**Rylandes Road, South Croydon CR2 8EB**



***Welcome to***

**Rylandes Road, South Croydon**

Viewing is the only way to fully appreciate this 4 bedroom extended semi-detached family home, located in the ever popular Rylandes Road and within easy distance of transport, shops and excellent schools.

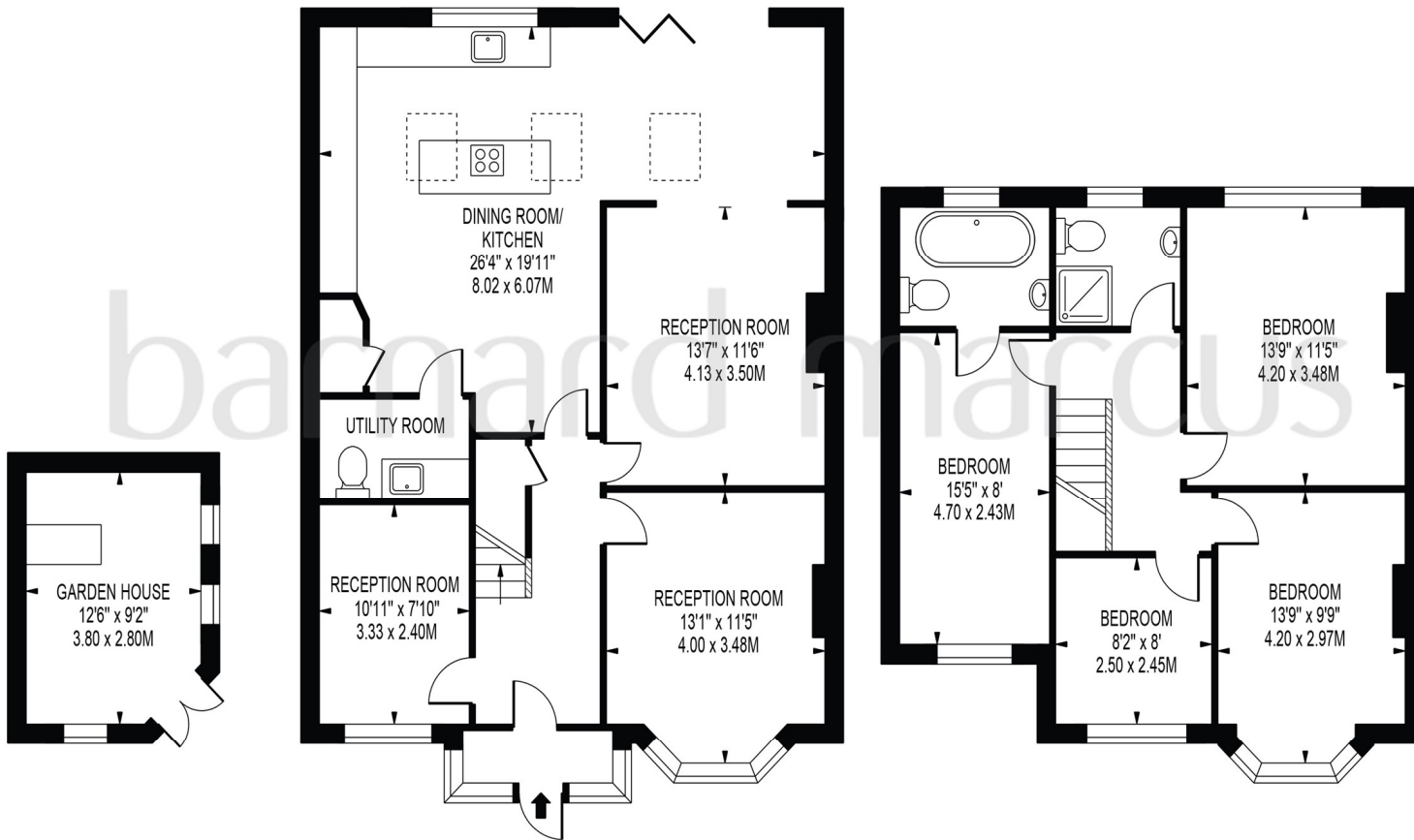


# RYLANDES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1608 SQ FT - 149.39 SQ M

(EXCLUDING GARDEN HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE: 110 SQ FT - 10.23 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.

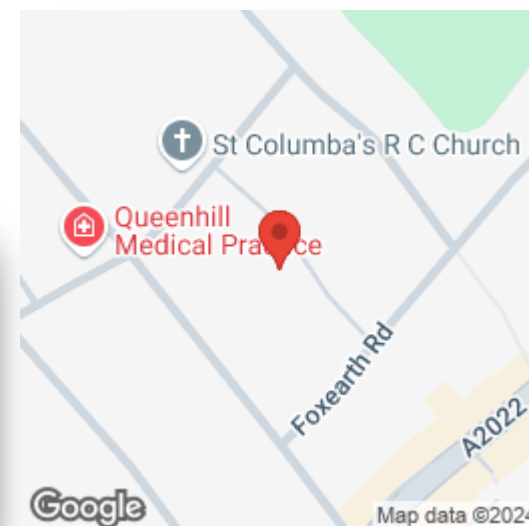
## Welcome to

### Rylandes Road, South Croydon

- Four-bedroom semi-detached house
- 80-foot south-west facing garden
- Large kitchen/diner with island
- Three reception rooms and three bathrooms
- Large garden outhouse
- Excellent schools, shops, bars and restaurants close by
- 10-minute bus journey to South Croydon Train Station and 15-minute bus journey to East Croydon Train Station
- No chain

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/SCS108849](https://barnardmarcus.co.uk/Property/SCS108849)



Property Ref:  
SCS108849 - 0006

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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