



**South Park Hill Road, South Croydon CR2 7DZ**



**welcome to**

**South Park Hill Road, South Croydon**

A rarely available double fronted detached character 5-bedroom turn of the century Victorian house, retaining an abundance of original features adorning throughout with contemporary modern touches as well.

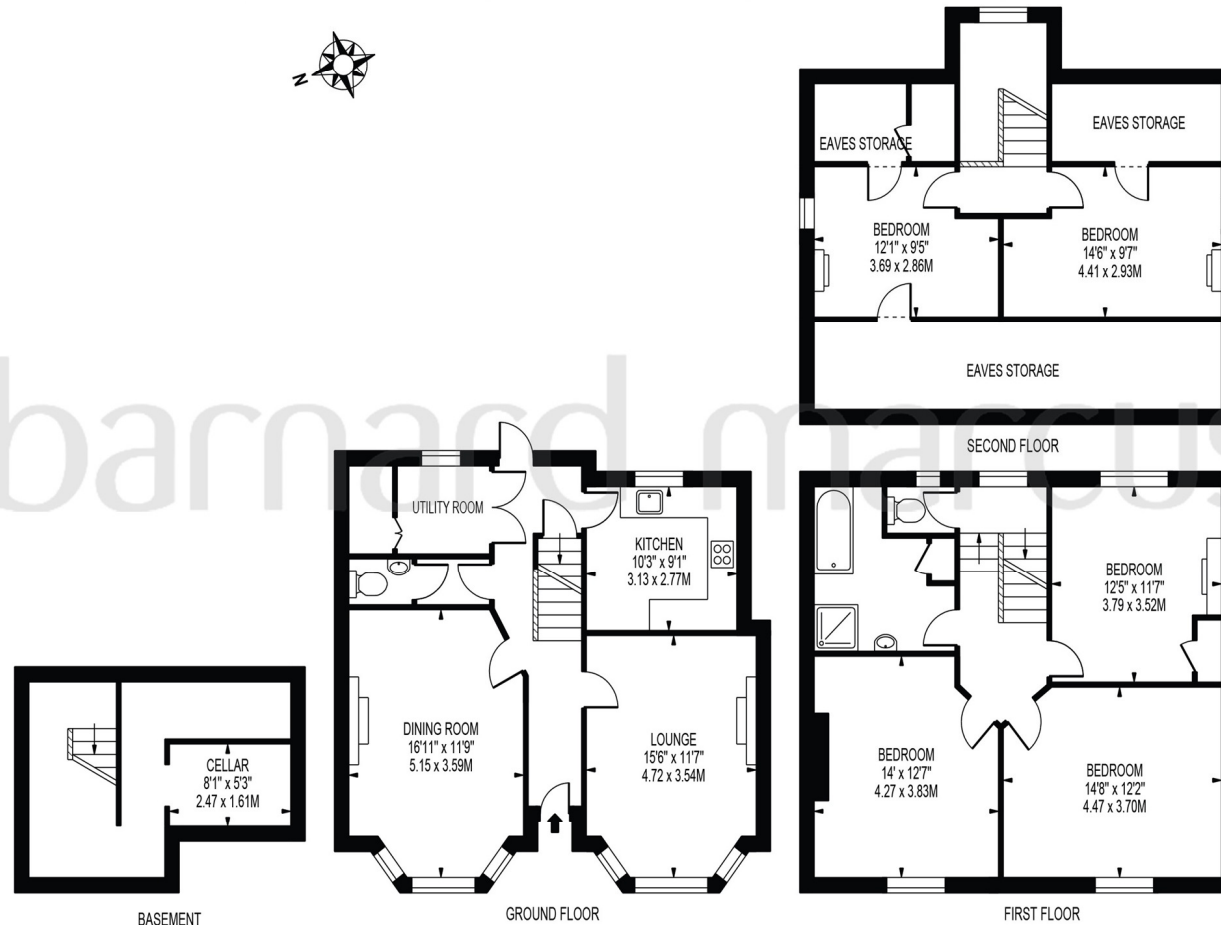


## SOUTH PARK HILL ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2125 SQ FT - 197.46 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 276 SQ FT - 25.68 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.

The property is located ideally for South Croydon station with its fast train services to central London, plus local bus and tram routes. The boutique shops, bars and restaurants of Croydon's South End are close by. The driveway provides ample parking. A storm porch entrance leads into the reception hallway with ornate ceiling cornice and two bay-fronted reception rooms at the front of the house, both with their original fireplaces. To the rear, you will find the kitchen and a separate utility room, D/S cloakroom and a cellar/basement. Stairs lead to the first floor which has 3 double bedrooms and a family bathroom. A toilet is on the first-floor landing. The next flight of stairs leads to the second floor with 2 further bedrooms and ample eaves storage. There is a beautiful, landscaped rear garden. Sought after schools are close by, both fee-paying (Elmhurst Preparatory School, Whitgift School and Royal Russell), and excellent state schools including Coombe Wood and Harris Academy. Parks and woods are within walking distance (Park Hill, Lloyd Park and Croham Woods). The centre of Croydon with its local array of shops, restaurants, and entertainment areas such as Box Park and Fairfield Halls is within easy reach.



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## **South Park Hill Road, South Croydon**

- 5 Bedroom Detached House
- Good Transport Links
- Close to Box Park and Fairfield Hall
- Garden
- Parks and Shops Close By

Tenure: Freehold EPC Rating: D

offers in excess of

**£850,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109330](https://barnardmarcus.co.uk/Property/SCS109330)



Property Ref:  
SCS109330 - 0005

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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