



**PORTFOLIO**  
from



barnard marcus

Farley Road





A rarely available 4 bedroom extended semi-detached character family home, backing onto Croham Hurst golf club with 100ft approx landscape rear garden with mature borders.

The property comprises of a large driveway for several cars leading to the storm porch entrance. There is a hallway reception with front reception room and annex reception room. The room further back is a beautiful



modern contemporary kitchen with an island with a quartz work surface, integral units, instant hot water facility, which leads out to patio and garden. There is a study/office room, shower/utility room, gas central

heating and double glazing. The stairs lead to the first floor which includes a master bedroom with walk in wardrobe area, leading to en-suite bathroom, three further double bedrooms and a family bathroom.





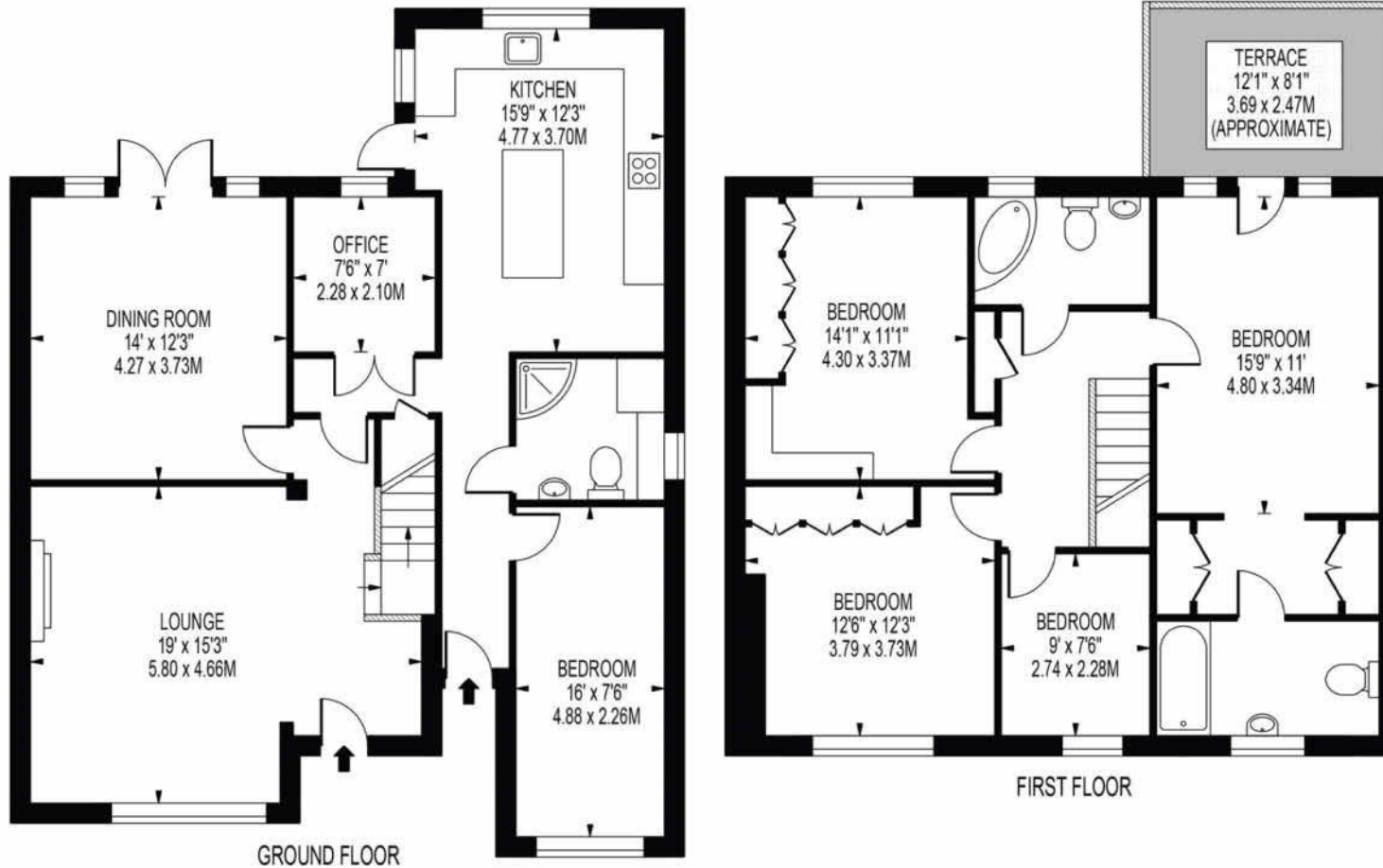


Located with easy proximity of great schools including Royal Russel, Croydon High, Coombe Wood and Whitgift, there is also the lovely shopping thoroughfares of Selsdon and South Croydon. South Croydon and Sanderstead station are close by, as well as bus routes, tram links and the green open spaces of Lloyd Park and Croham Woods.



# FARLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1771 SQ FT - 164.53 SQ M



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# welcome to Farley Road

## £765,000

- Excellent Schools
- Good Transport Links
- Large Garden and Driveway
- Close to Lloyd Park and Croham Woods

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

## 020 8681 6744

or email [SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)

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