



Winchester House Croham Valley Road, South Croydon CR2 7JH

welcome to

Winchester House Croham Valley Road, South Croydon

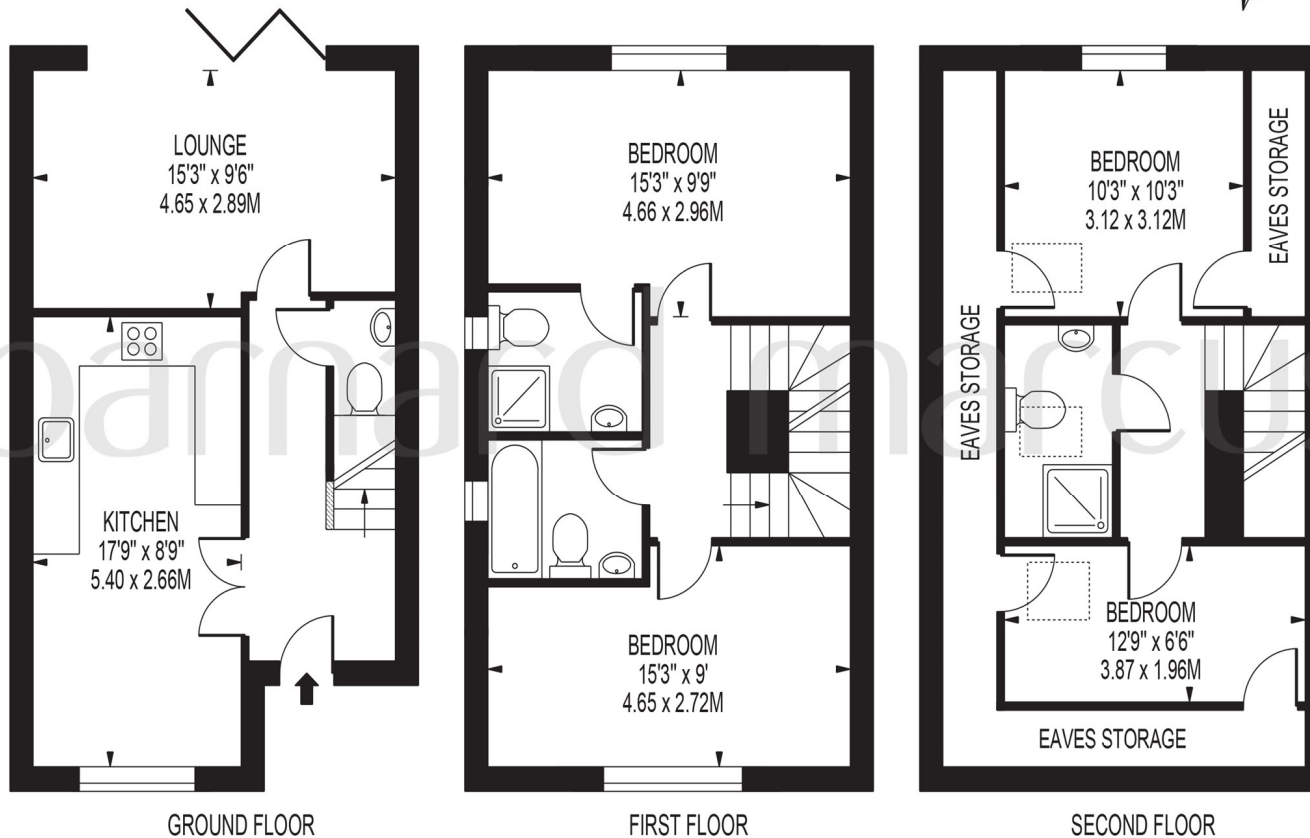
Winchester House and Belvedere House are a bespoke pair of newly constructed traditionally built 3–4-bedroom family semi-detached homes, with fantastic accommodation arranged over three floors.



CROHAM VALLEY ROAD, WINCHESTER HOUSE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1262 SQ FT - 117.25 SQ M
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 126 SQ FT - 11.68 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.

Located on ever popular Croham Valley Road with its leafy surrounds and woods close by this stunning property is in easy distance to South Croydon station, tram links and bus routes in and out of Croydon. The South End parade of Boutique shops, bars and restaurants are close by, as well as excellent schools from Royal Russell, Whitgift, Croydon High and Coombe Wood to name but a few. Specifications include an en-suite shower room with a family bathroom, 3 double bedrooms and study/bedroom, reception, modern contemporary kitchen with integrated white goods and appliances, including a hob/oven/microwave/dishwasher/ washing machine and fridge/freezer. Quartz work surfaces compliment the chrome mixer taps and tiled surrounds. There's a 10-year LABC warranty, electric charger point, karndean flooring, parking space and landscaped front and rear gardens. ** £1,000.00 John Lewis Voucher on Exchange of Contracts **

welcome to

Winchester House Croham Valley Road, South Croydon

- New Home
- 3-4 Bedrooms
- Excellent Schools
- Front and Rear Garden
- Good Transport Links

Tenure: Freehold EPC Rating: Exempt

£569,950



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109370



Property Ref:
SCS109370 - 0014

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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