



barnard marcus

**Hyrstdene, South Croydon CR2 6JW**



**welcome to**

**Hyrstdene, South Croydon**

A rarely available four-bed townhouse situated in a lovely bespoke courtyard setting with similar properties and located within easy distance of South Croydon/East Croydon Train Stations.

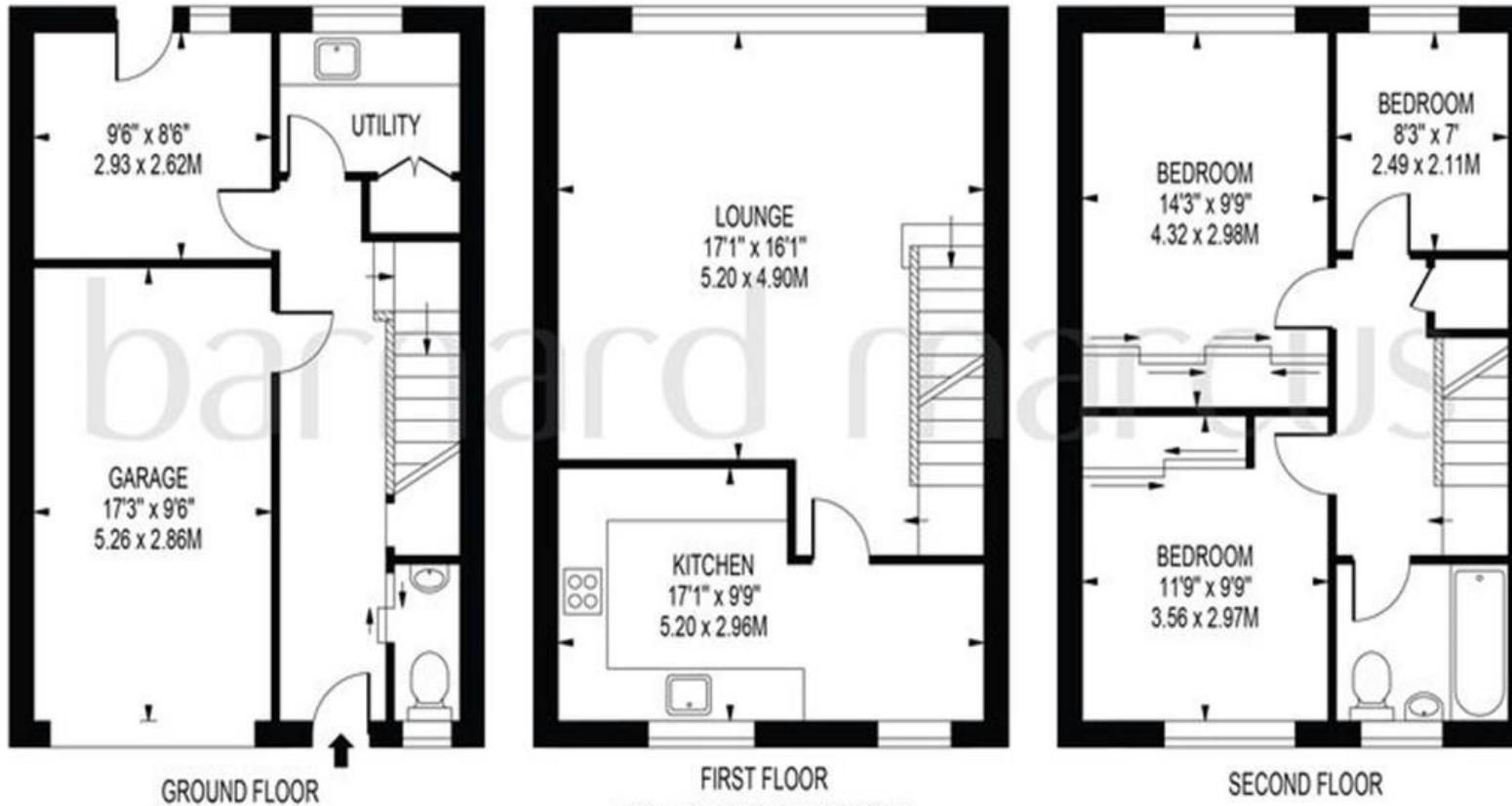


## HYRSTDENE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1165 SQ FT - 108.20 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 162 SQ FT - 15.04 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 within easy distance of south Croydon/East Croydon rail station, bus routes, excellent selection of schools and close to shops, bars, and restaurants. The property comprises of parking, garage, 4 beds, reception room, kitchen/diner, family bathroom, cloakroom, utility room, courtyard garden leading to landscaped communal garden. The property is close to the gleaming metropolis of Croydon with its array of shopping venues, restaurant quarter, entertainment centres at Box Park and Fairfield Hall. The property is offered to the open market with no upward chain.

welcome to

## Hyrstdene, South Croydon

- Town-house
- 4 bedrooms
- Good transport links
- Close to shops, bars and restaurants
- No upward chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of

**£465,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109447](https://barnardmarcus.co.uk/Property/SCS109447)



Property Ref:  
SCS109447 - 0009

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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