



PORTFOLIO
from



barnard marcus

Castlemaine Avenue

Castlemaine Avenue



A fantastic 4 double bed detached character family house located in one of South Croydon's premier roads at Castlemaine Ave with easy access to South and East Croydon train stations, tram link, bus routes and the epicentre of a plethora of great schools from Whitgift, Royal Russell, Croydon High and Coombe Wood.

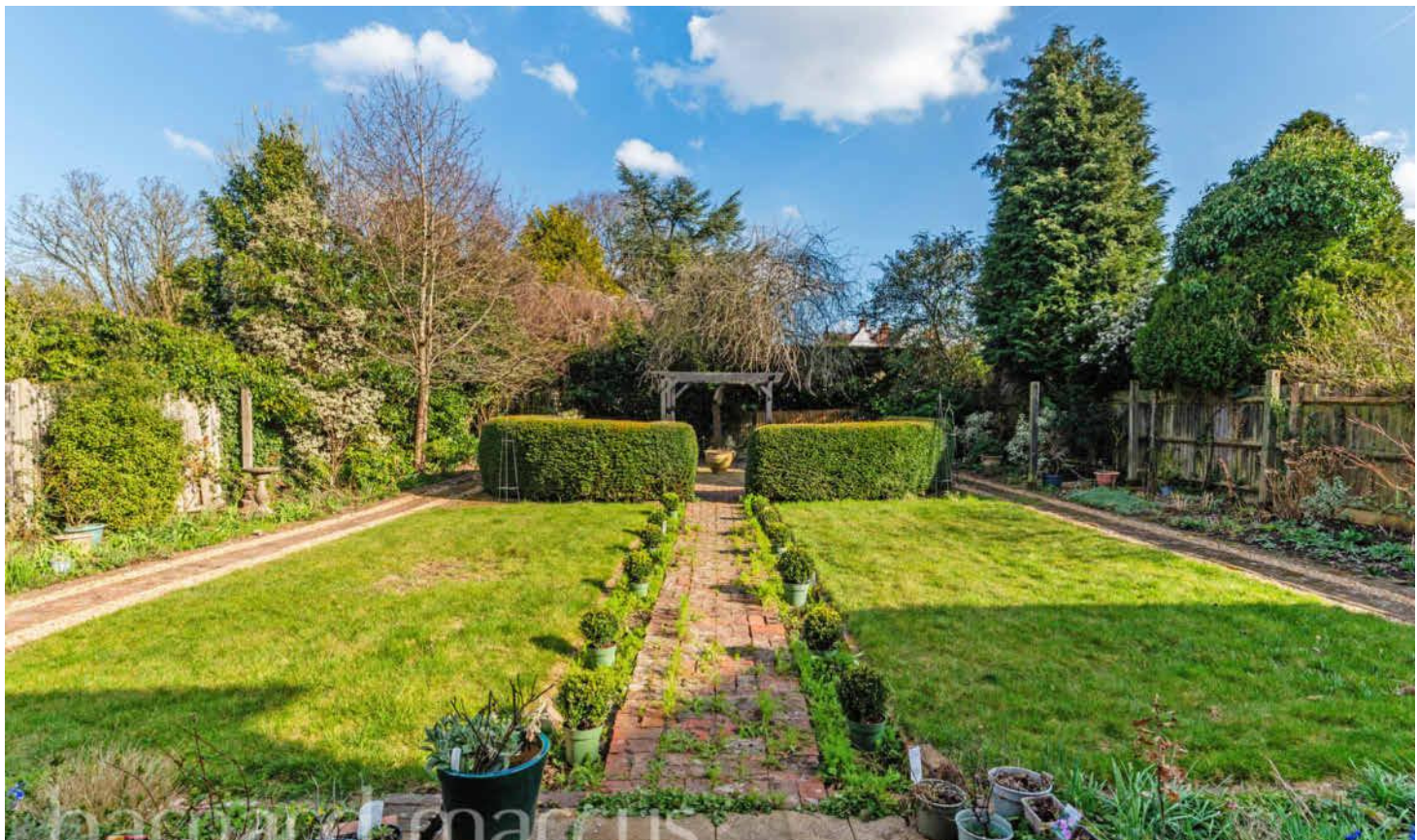


The property boasts a wide frontage allowing parking for several cars with garden to side and garage. Alighting from the front door to a reception entrance hallway with lovely rear reception room overlooking landscape and mature garden, further front reception room, dining room with kitchen and utility room and a downstairs cloakroom completes the ground floor space.





Stairs to first floor and 4 double beds one with en-suite, family bathroom. Lloyd Park is close by with its lovely green space and the local boutique thoroughfare at South End will provide a shops, bars and restaurants. The property is offered to the open market with no upward chain.

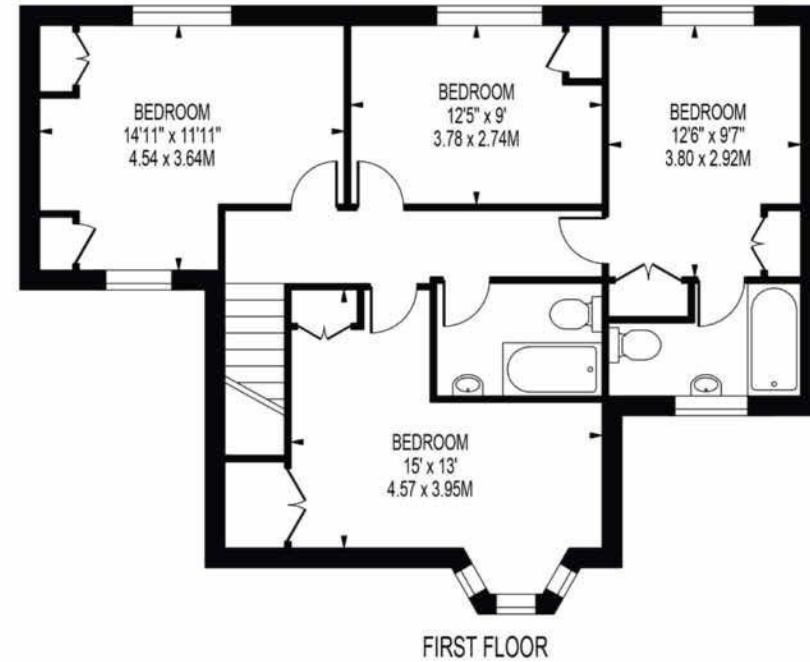
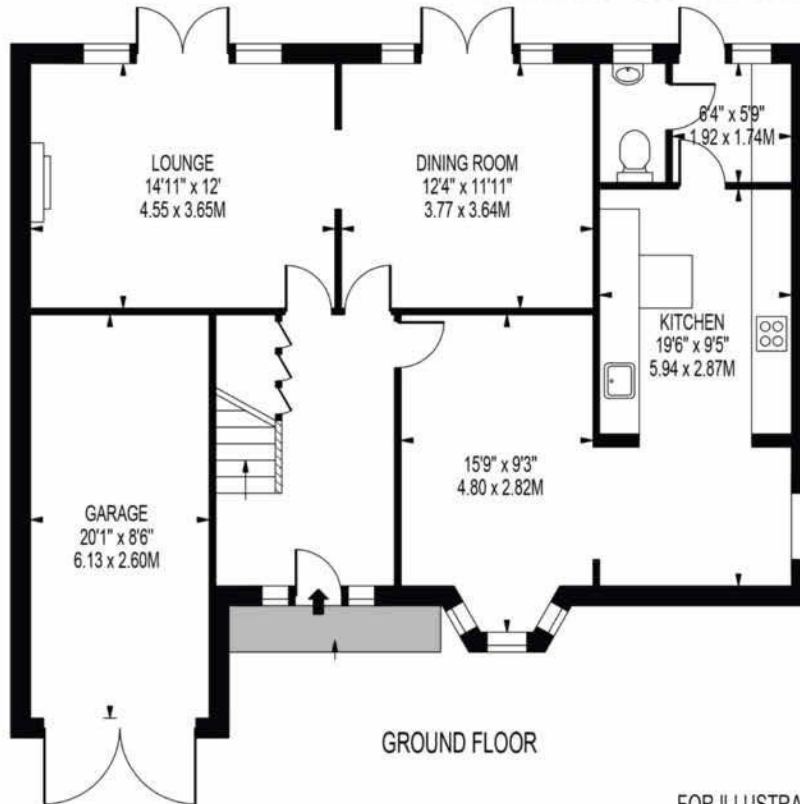


CASTLEMAINE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1646 SQ FT - 152.96 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 172 SQ FT - 15.94 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 Castlemaine Avenue

Price

£900,000

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

EPC Rating: Exempt

Council Tax Band: G

Tenure: Freehold



To find out more information or to arrange a viewing call

020 8681 6744

or email SouthCroydon@barnardmarcus.co.uk

17 Selsdon Road, South Croydon, Surrey CR2 6PY

barnardmarcus.co.uk

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.

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.

