



Brighton Road, South Croydon CR2 6AP

welcome to

Brighton Road, South Croydon

A perfect house for a growing family or family to be is this 3-bed end of terrace 1930s home.

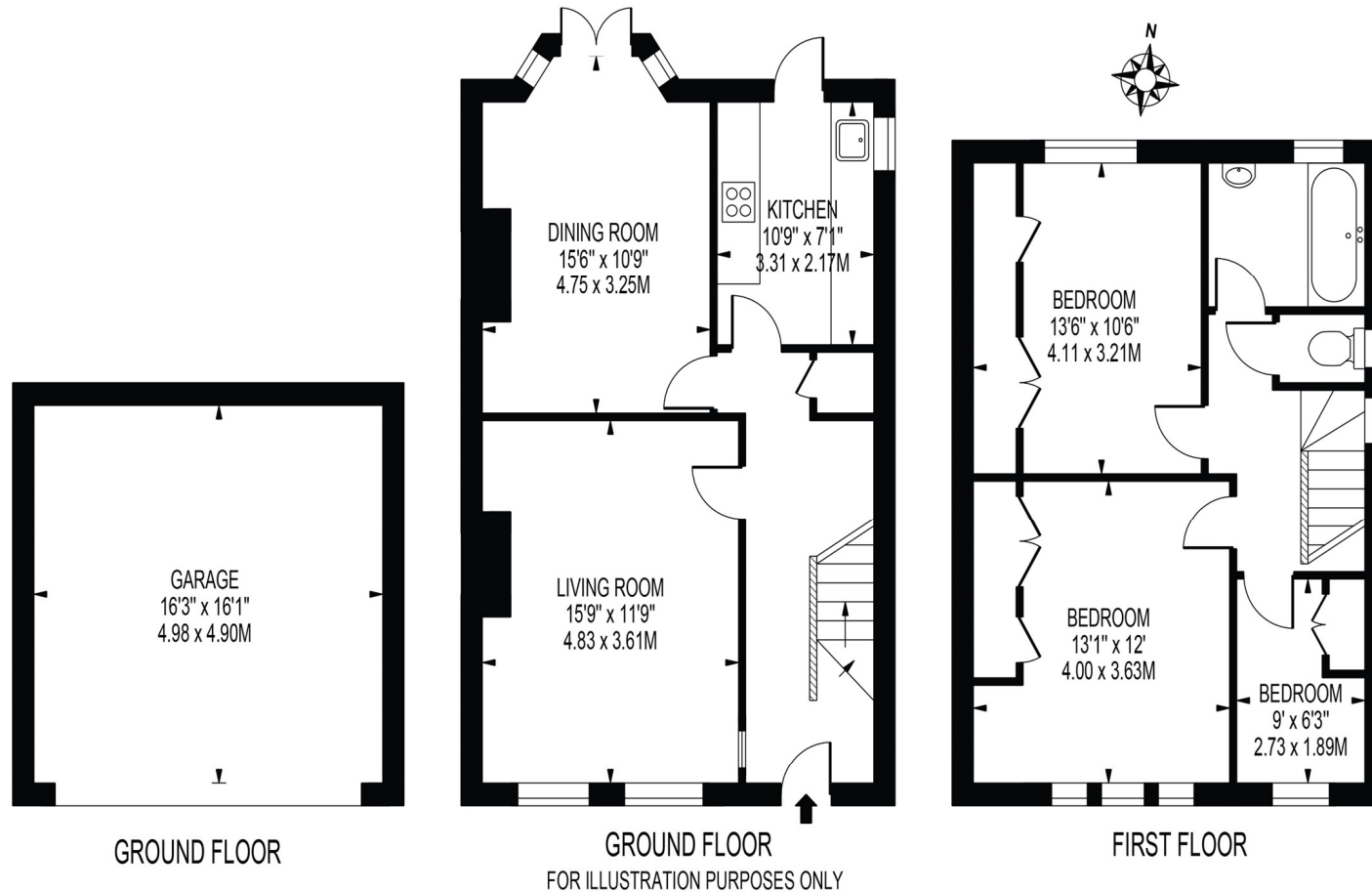


BRIGHTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1029 SQ FT - 95.56 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 263 SQ FT - 24.40 SQ M



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.

A perfect house for a growing family or family to be is this 3-bed end of terrace 1930s home which has been with the present owner for nearly four decades of which generations of the family has lived there and now the seller is downsizing. Located on Brighton Road betwixt south Croydon and Purley and comprises of front garden leading to storm porch entrance and reception hallway with bay fronted reception room and back reception room with access to garden, kitchen, 3 bedrooms upstairs with family bathroom, double glazing, gas central heating, rear garden leading to garage and access road alighted from Biddulph road. Bus routes, train stations, plethora of shops and good schools are close by.

welcome to

Brighton Road, South Croydon

- 3 Bedroom
- Garden
- Garage
- Close to good schools
- Close to stations

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

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109532



Property Ref:
SCS109532 - 0002

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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