



Sandpiper Road, South Croydon CR2 8PQ

welcome to

Sandpiper Road, South Croydon

Viewing is the only to fully appreciate this fantastic 5 bed extended semi-detached family home located on the ever-popular Bird sanctuary area with stunning views across the bridge.

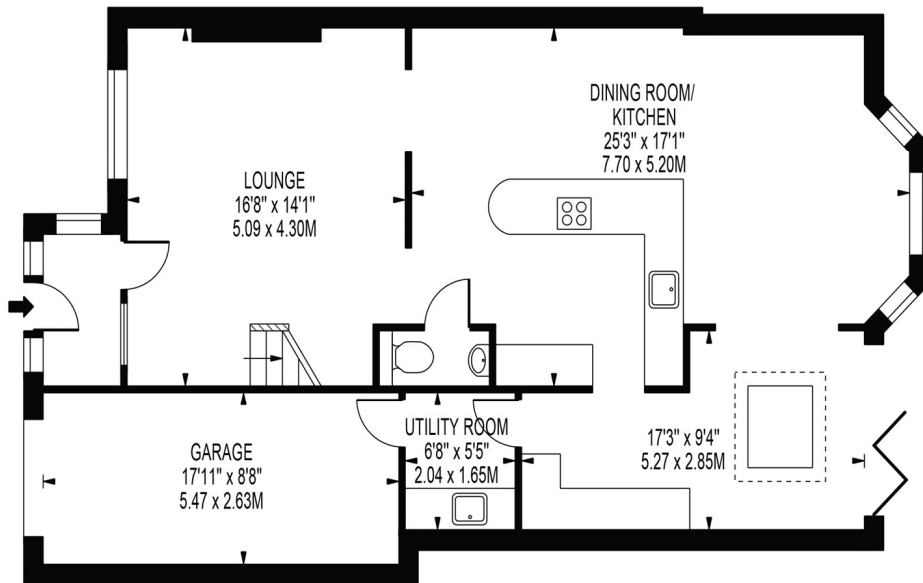


SANDPIPER ROAD

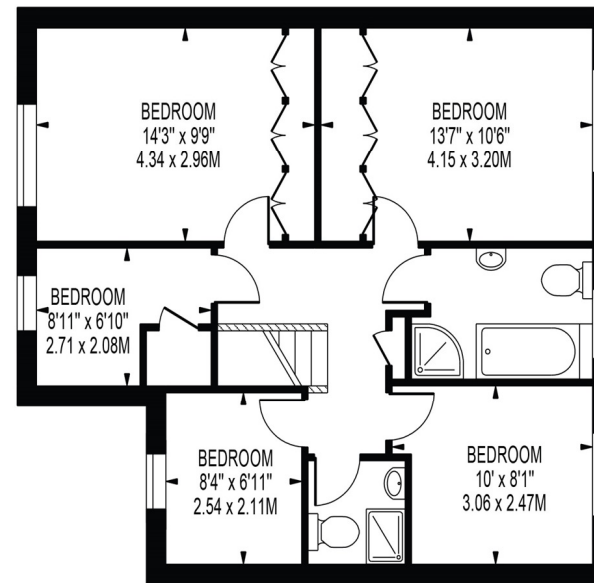
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1511 SQ FT - 140.40 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 155 SQ FT - 14.39 SQ M



GROUND FLOOR



FIRST FLOOR

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.

Viewing is the only to fully appreciate this fantastic 5 bed extended semi-detached family home located on the ever-popular Bird sanctuary area with stunning views across the bridge. The property boasts off street parking for several cars with garage and alights to an enclosed storm entrance leading to front reception room with contemporary modern styling with opening to an open plan kitchen/dining room with lovely centre piece island and further leading to large conservatory which further leads to a utility room and access to garage. A downstairs toilet can be access via reception and kitchen locations. A wonderful, tiered garden exist with decked area and steps to raised patio with glass balustrade. 5 bedrooms adorned the first floor with fitted wardrobes in bed 1 and 2, modern contemporary bathroom and separate shower room. The property has been superbly presented and has a show home quality and is easily access to bus routes, local shops, bars and restaurants, Excellent schools nearby including Croydon High, Royal Russell, Coombe wood to name but a few.

welcome to

Sandpiper Road, South Croydon

- 5 Bedrooms
- Garage
- Close to excellent schools
- Close to stations
- Semi-detached

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

£725,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109548



Property Ref:
SCS109548 - 0004

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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