



barnard marcus

**Croham Valley Road, South Croydon CR2 7JE**



**welcome to**

**Croham Valley Road, South Croydon**

Barnard Marcus are proud to present this 5-bed detached double fronted modern family house comprising of driveway for several cars, garage, entrance hallway leading to large reception, kitchen diner, study, downstairs toilet, family bathroom, 4 bedrooms and master bedroom with en-suite!

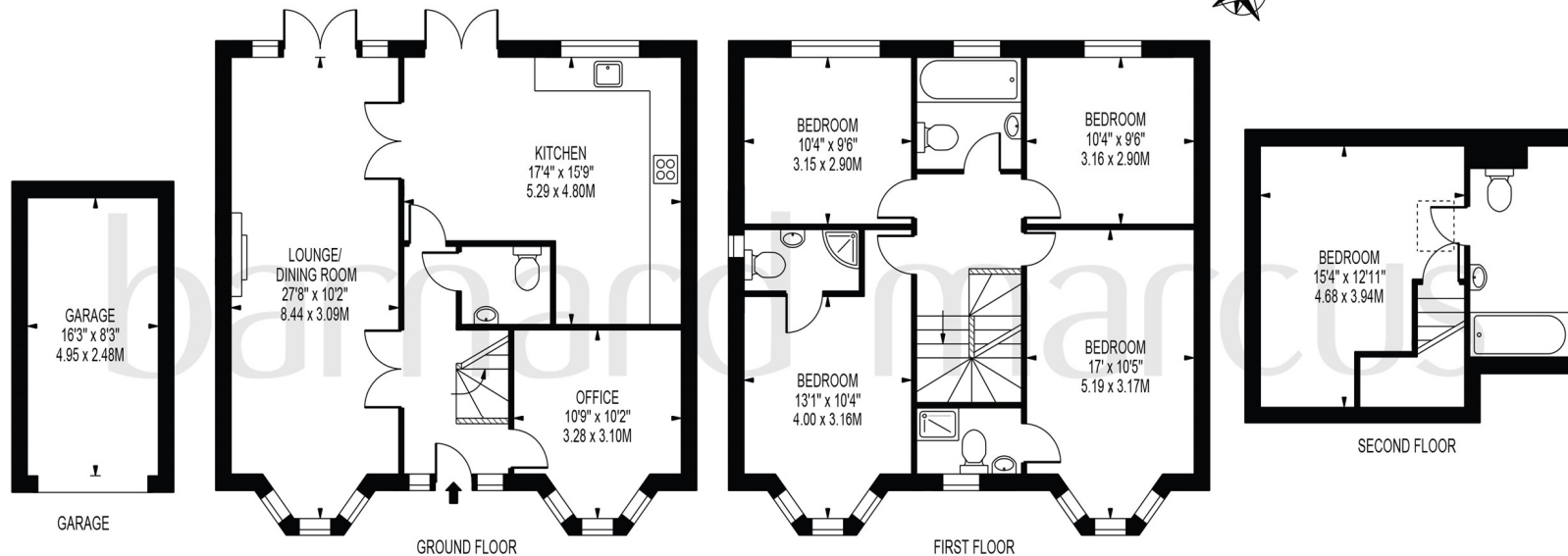


## CROHAM VALLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1716 SQ FT - 159.41 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 132 SQ FT - 12.28 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.

Two-tiered private rear garden with patio, modern contemporary styling, gas central heating, double glazing and offered to the open market with no upward chain. The property is located fantastically for some of Croydon's best school from Coombe Wood, Whitgift, Croydon High and Royal Russell and backs onto Ballards Farm woods an area of outstanding beauty and green spaces. Croham Hurst Golf club is opposite with Whitgift cricket club close by. South Croydon station is ½ mile approx. away with Tram link close by and Lloyd Park with its café, tennis courts and lovely walks minutes away. Boutique bars, shops and restaurants are found in the parade of South End but the best way to describe this house is country living alongside a buzzing vibrant metropolis.

**welcome to**

## **Croham Valley Road, South Croydon**

- 5 Bedroom Detached Family Home
- Master Bedroom with En-suite
- No Upward Chain
- Fantastic Local Schools
- Excellent transport Links

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

offers in excess of

**£800,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SCS109602](https://barnardmarcus.co.uk/Property/SCS109602)



Property Ref:  
SCS109602 - 0005

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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**020 8681 6744**



[SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)



17 Selsdon Road, SOUTH CROYDON, Surrey,  
CR2 6PY



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**