



Littleheath Road, South Croydon CR2 7SG

welcome to

Littleheath Road, South Croydon

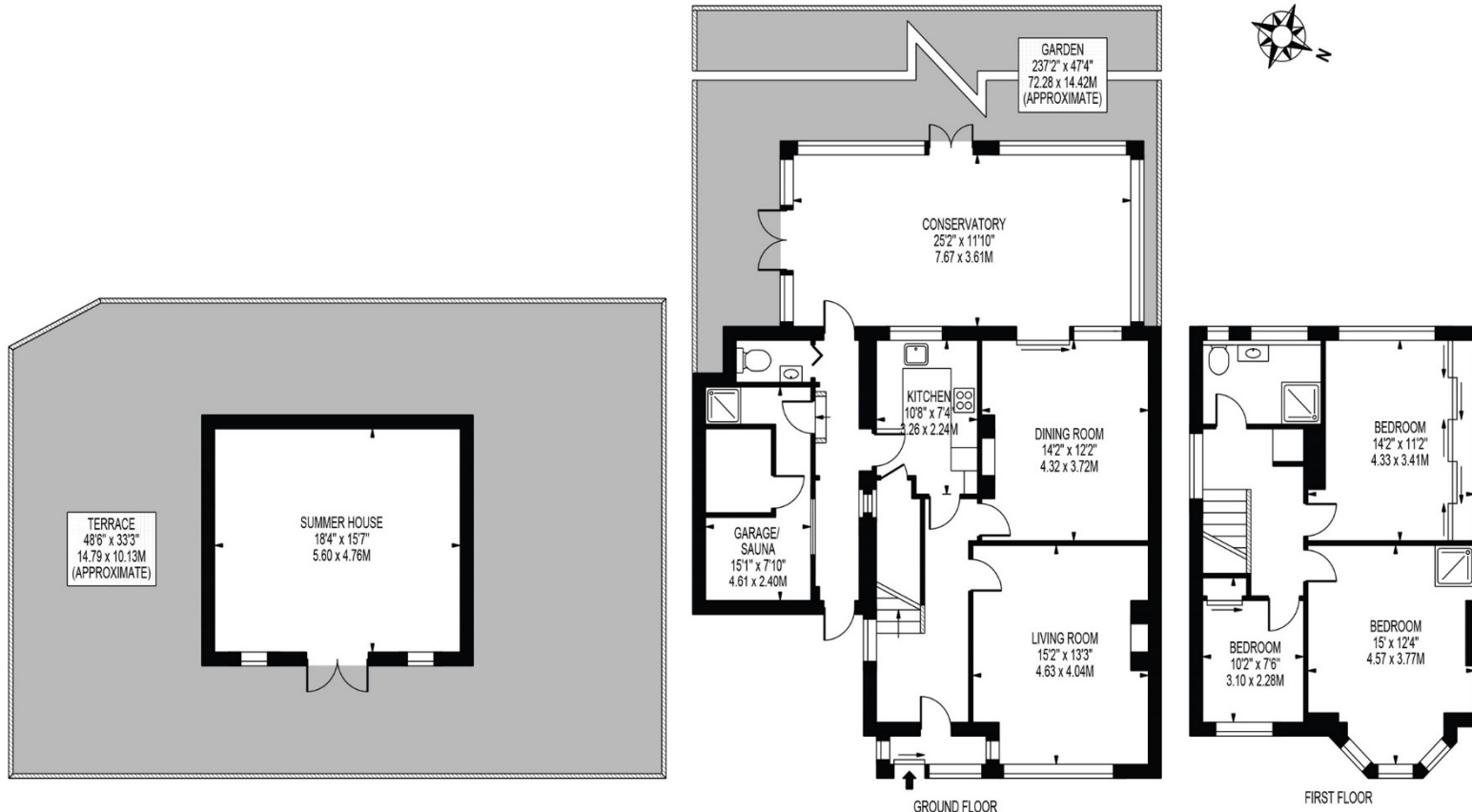
A charming 1930s three-bedroom semi-detached family home with driveway, garage and a superb 200ft+ rear garden, offering excellent potential to extend and space ideal for entertaining.



LITTLEHEATH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1727 SQ FT - 160.41 SQ M
(EXCLUDING SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 287 SQ FT - 26.66 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.

A 1930s semi-detached 3 bed family home located in ever popular Littleheath Road with woodland and green spaces in abundance locally and a plethora of great schools from Croydon High, Royal Russell, Coombe Wood to name but a few. Bus routes, tram link and South Croydon station close by. The property has lovely kerb side appeal with parking to front and detached garage and landscape garden as well. The property alights to the hallway with two receptions rooms, fitted kitchen, downstairs WC, 3 beds and family bathroom, large conservatory to rear leading to 200ftplus level garden with bar/man cave for excellent entertaining plus extra garden room and surrounds to the rear of garden. Betwixt the shopping thoroughfares of Selsdon and South Croydon. This property has excellent potential to extend and the entertaining space in the garden to be the envy of the neighbourhood.

welcome to

Littleheath Road, South Croydon

- Semi-detached
- Close To Good Schools
- Garage
- Large Garden
- Close to stations

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

Price

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109616



Property Ref:
SCS109616 - 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.

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.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk