



Farley Road, South Croydon CR2 7NP

welcome to

Farley Road, South Croydon

A fantastic location is where this 4 bed semi-detached family home can be found with easy access to transport from bus routes and train stations as well as great schools from Croydon High.

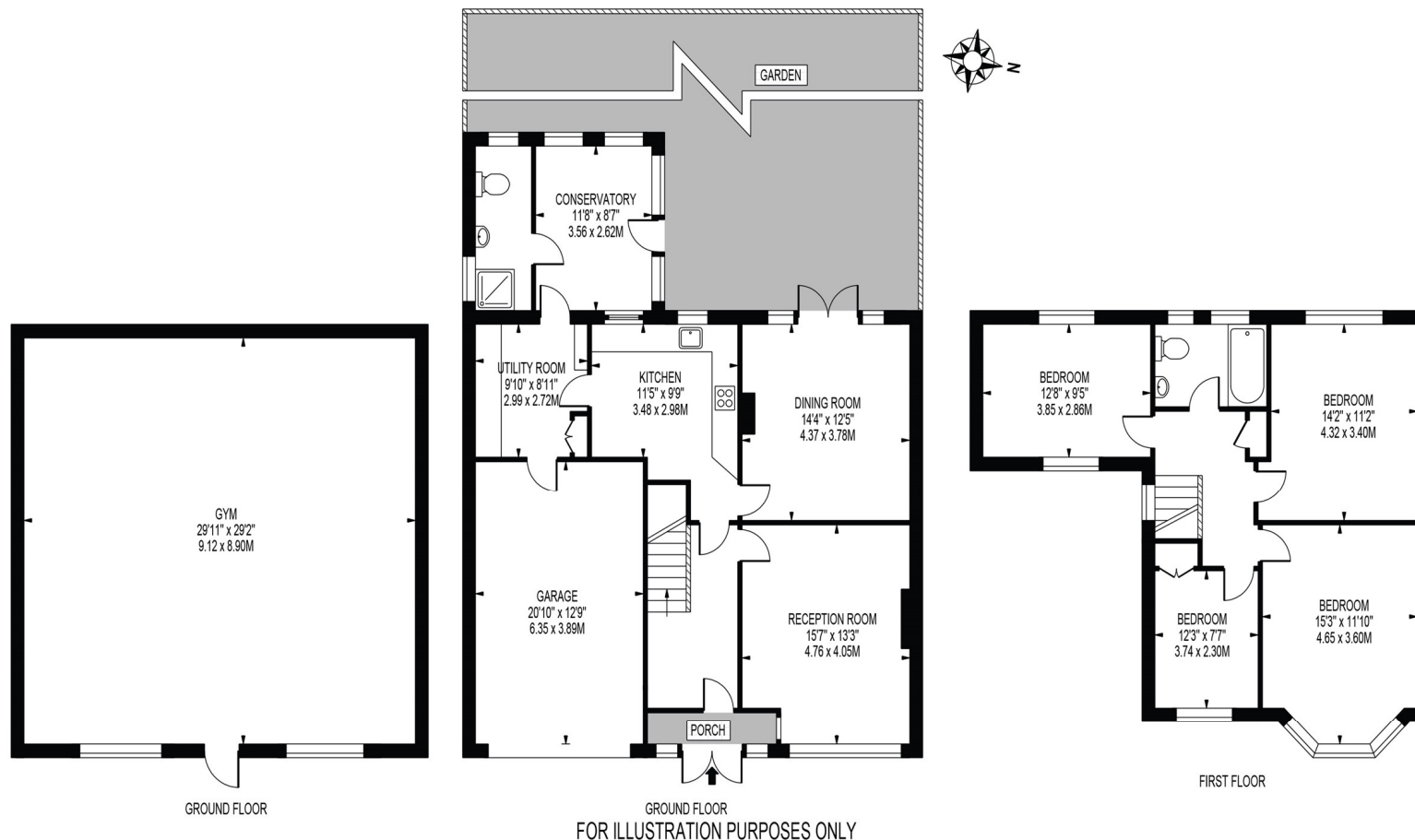


FARLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1596 SQ FT - 148.27 SQ M
(EXCLUDING GARAGE & GYM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 266 SQ FT - 24.70 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GYM: 874 SQ FT - 81.17 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 fantastic location is where this 4 bed semi-detached family home can be found with easy access to transport from bus routes and train stations as well as great schools from Croydon High, Royal Russell and Coombe wood to name but a few. Garden aspect backs on the woods and adjacent to Croham Hurst Golf club which creates an area of outstanding natural beauty. The property boasts parking for several cars with double garage and 120ft approx. rear garden with patio and established borders to side and mature trees leading to a large garden room to rear (currently used as a gym). Alighting from the front leads to hallway and front reception and rear reception room, fitted kitchen/breakfast room, utility room, lean to, 4 bedrooms to first floor and family bathroom. Lloyd Park close by with Croham woods a lovely feature and a plethora of shops, bars and restaurants within 1/2 mile.

welcome to

Farley Road, South Croydon

- 4 Bedroom
- Semi-detached
- Garage
- Private Gym
- Close to Great Schools

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

offers in excess of

£675,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109798



Property Ref:
SCS109798 - 0003

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