



**Farley Road, South Croydon CR2 7NP**



**welcome to**

## **Farley Road, South Croydon**

It's rare to find a four-bedroom semi-detached home on Farley Road that offers this much space, privacy, and lifestyle potential at this price point.

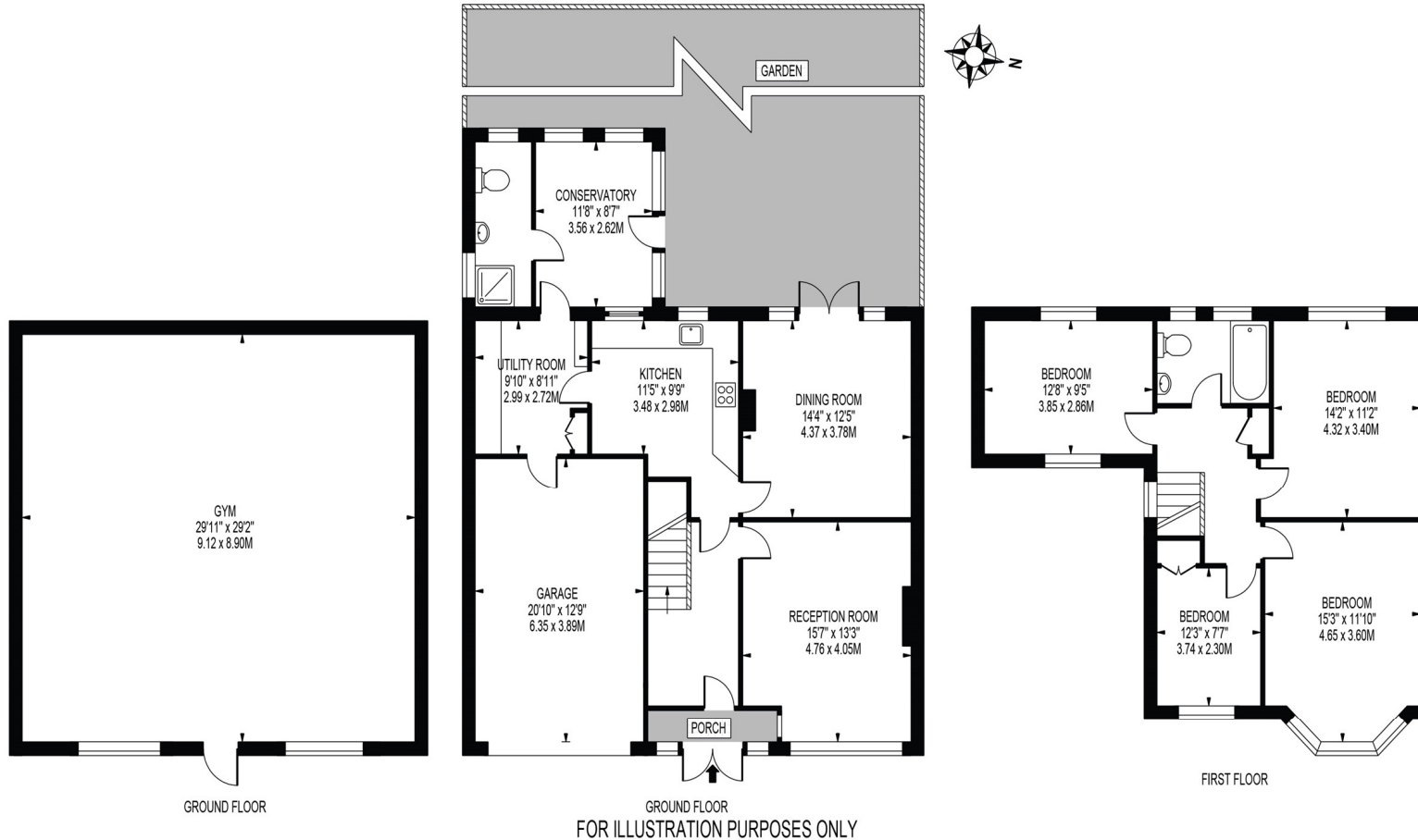


## FARLEY ROAD

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.

Positioned on one of South Croydon's most desirable residential roads, this property combines generous family living with access to excellent schools, woodland walks, transport links and community amenities.

Set back from the road with driveway parking and a double garage, the home immediately feels substantial. Inside, the layout is ideal for modern family life: a welcoming front reception, a bright rear reception overlooking the garden, and a fitted kitchen/breakfast room that creates a sociable hub. There's also a utility room, lean-to, and a versatile room currently used as a private gym perfect for workouts, hobbies, or a home office.

The real standout is the approx. 120ft rear garden a rare find in South Croydon. With patio space, mature borders, privacy, and uninterrupted views backing onto Croham Hurst woods, this garden offers a sense of calm and natural beauty all year round.

Upstairs, the property offers four well-proportioned bedrooms across the first floor and a family bathroom. The home is well-presented and immediately comfortable, with plenty of scope for upgrading or extending, subject to permissions deal for buyers wanting long-term potential.

**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](https://barnardmarcus.co.uk/Property/SCS109798)



Property Ref:  
SCS109798 - 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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