



Nottingham Road, South Croydon CR2 6AR

welcome to

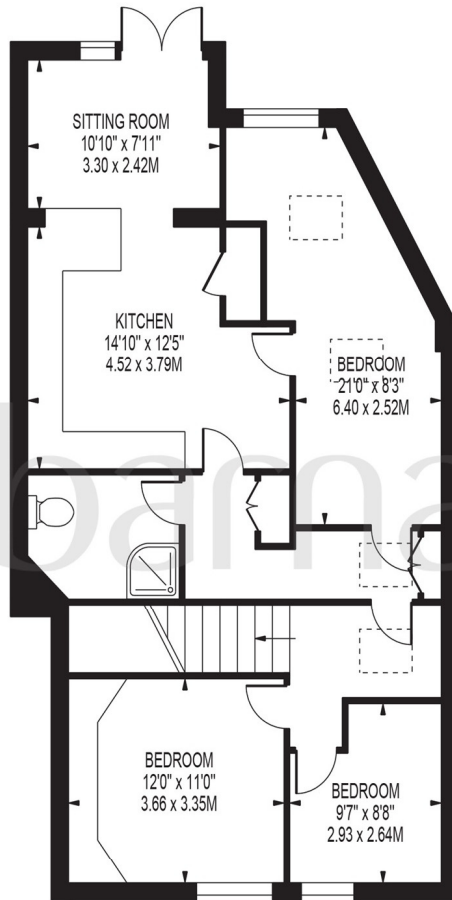
Nottingham Road, South Croydon

A one off and rarely available 4 bed detached split-level family house

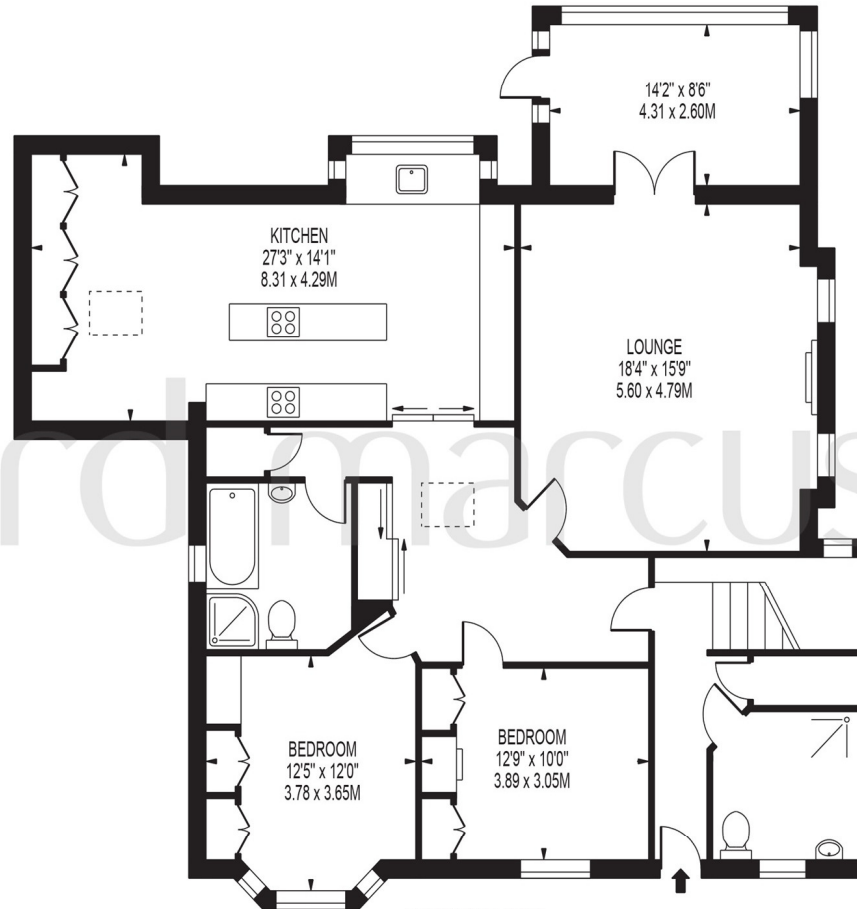


NOTTINGHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2421 SQ FT - 224.95 SQ M



BASEMENT



GROUND 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.

A one off and rarely available 4 bed detached split-level family house with the addition of a 1 bed annex located in Nottingham Road consider an excellent location for its close proximity to Shops, train station, bus routes and plethora of good schools including Whitgift. The property has been extended to provide ample family accommodation benefiting from 4 bedrooms, 2 receptions, kitchen/family room, utility room, bathroom and wet room, patio area to rear with steps down to paved/lawned garden with summer house. Good decorative order with gas central heating, double glazing. The annex has its own kitchen/diner/reception area, bedroom and shower room and is offered to the open market with no chain.

welcome to

Nottingham Road, South Croydon

- Excellent Location
- Close to good schools
- Close to shops
- Good transport links
- 4 bedrooms

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/SCS109392



Property Ref:
SCS109392 - 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.



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