



barnardmarcus

Kendall Avenue, South Croydon CR2 0NH


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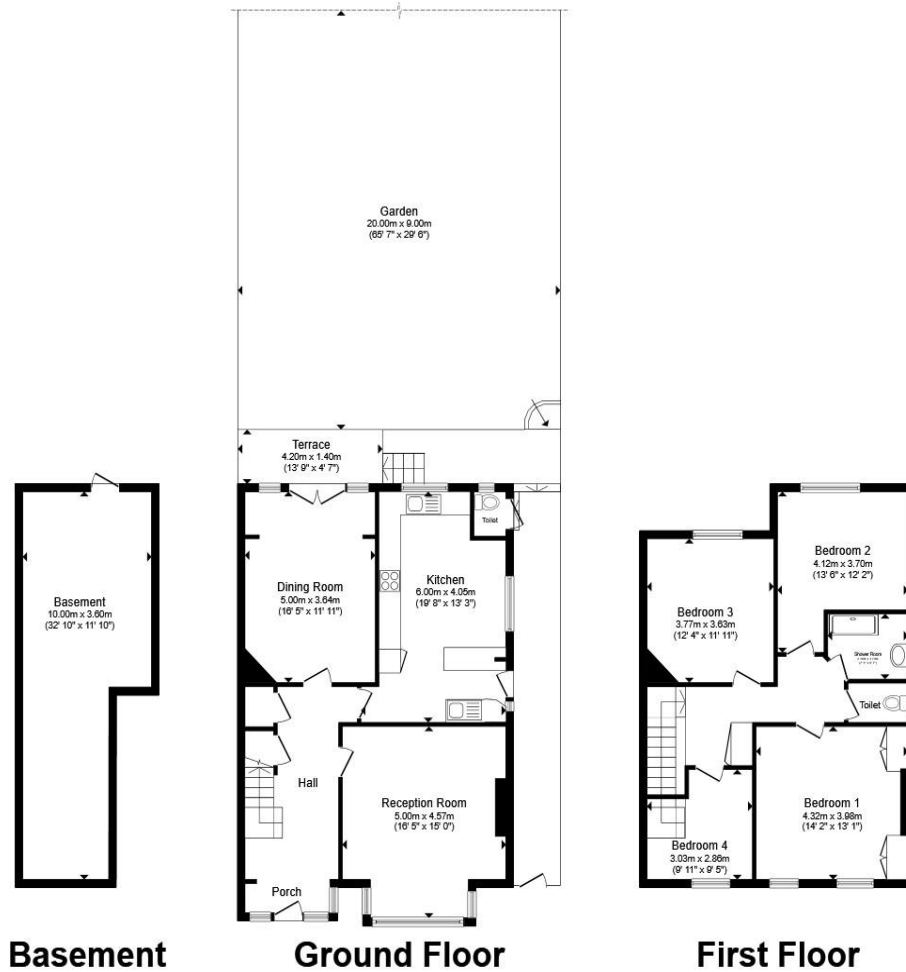
welcome to

Kendall Avenue, South Croydon

Spacious family home with generous garden and off-street parking. This well-proportioned semi-detached house offers versatile family living, featuring four generously sized bedrooms and two bright reception rooms that provide ample space for both relaxation and entertaining. The property includes a family bathroom with a separate toilet for added convenience, along with a spacious eat-in kitchen ideal for everyday dining and social gatherings. A standout feature is the generous rear garden, perfect for outdoor activities or future landscaping, while off-street parking adds further practicality. Offered to the market chain free, this home presents an excellent opportunity for a smooth and timely purchase.

Situated on Kendall Avenue, the property benefits from a well-connected and family-friendly location. The area is known for its access to highly regarded local schools, green open spaces, and a strong sense of community. Excellent transport links are within easy reach, including Sanderstead & Purley Oaks train stations providing convenient connections into Central London and surrounding areas, making it ideal for commuters. Nearby amenities include a variety of shops, cafes, and leisure facilities, while the nearby countryside and parks offer plenty of opportunities for outdoor recreation.





Total floor area 177.6 m² (1,912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Kendall Avenue, South Croydon

- Semi-detached House
- Four Bedrooms
- Two Receptions
- Family Bathroom
- Separate Kitchen
- Generous Garden
- Off-Street Parking
- No Chain

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

£675,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107777



Property Ref:
SAN107777 - 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.

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