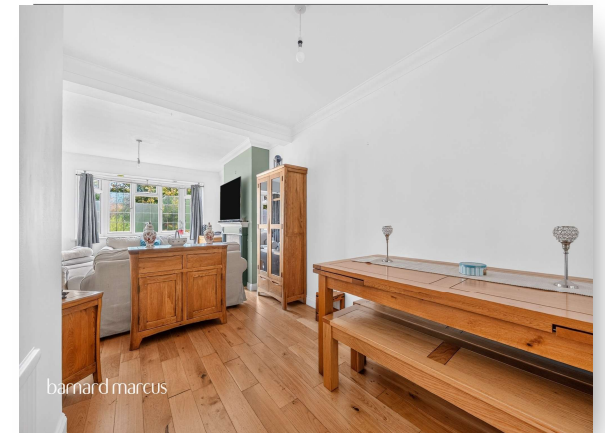
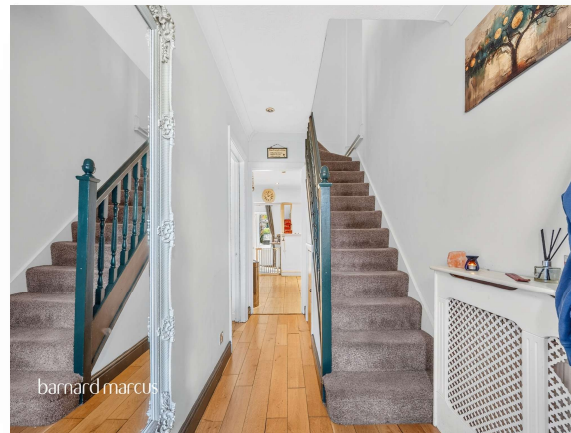


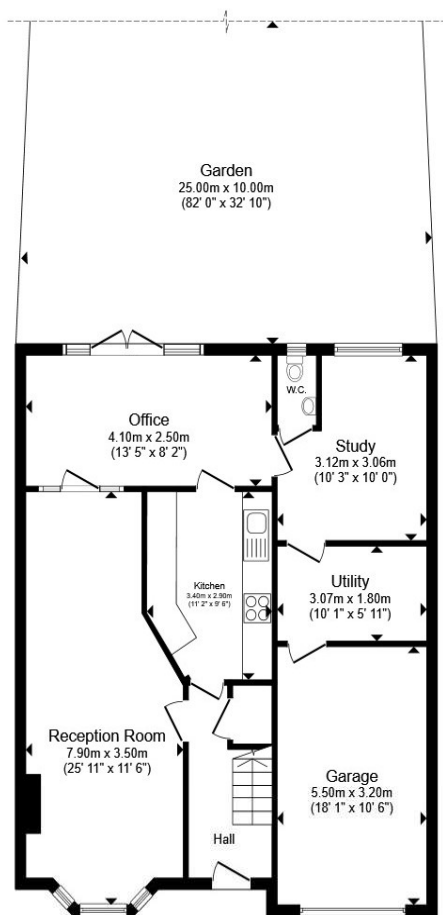


Croham Valley Road, South Croydon CR2 7RA

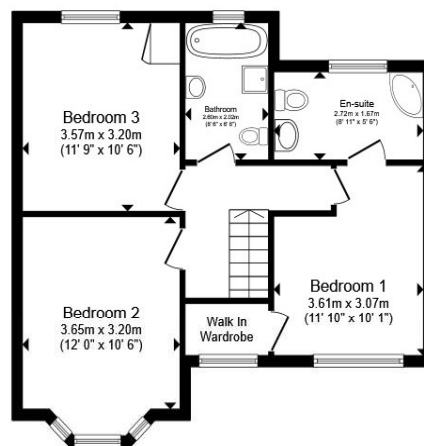
welcome to
Croham Valley Road, South Croydon

Situated on the ever-popular Croham Valley Road, this attractive three-bedroom semi-detached family home offers generous and versatile accommodation, beautifully complemented by a substantial rear garden, private driveway, garage and EV charging point.





Ground Floor



First Floor



The property welcomes you via a spacious entrance hall leading to an impressive reception room extending over 25ft in length. Filled with natural light from the bay window and rear aspect, this versatile living and dining space provides the perfect setting for both everyday family life and entertaining. The modern kitchen is well-appointed with a range of fitted units and work surfaces, whilst a useful utility room provides additional storage and practicality. To the rear, the home benefits from two further rooms currently arranged as a study and home office, offering excellent flexibility for those working from home, hobby rooms or potential family spaces. A convenient ground floor WC completes the accommodation.

Upstairs, the property features three well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom fitted with a bath and separate shower enclosure.

Externally, the property continues to impress with a generous rear garden extending to approximately 82ft, providing an ideal space for outdoor entertaining, children's play or keen gardeners. To the front, a private driveway provides off-street parking and access to the garage, whilst an EV charging point adds modern convenience for electric vehicle owners.

Total floor area 135.5 m² (1,458 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



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Croham Valley Road, South Croydon

- Three-bedroom semi-detached family home
- Principal bedroom with walk-in wardrobe and en-suite
- Study and separate home office
- Modern kitchen and utility room
- Family bathroom and ground floor WC

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

Price

£725,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109815



Property Ref:
SCS109815 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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