



4 Bedrooms | 1 Bathroom | 1 Reception Rooms

Marlborough Road | South Croydon | CR2 6JD

Guide price £700,000

LOFT

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- Stunning bay fronted semi-detached period home
- Full of traditional features & flooded with natural light
- Open plan kitchen diner with french doors and kitchen island with integrated appliances
- Large dining room currently used as a 4th bedroom by owner
- Handy study/nursery area
- Welcoming hallway with tiled flooring
- Perfect family home, close to great schools for all ages
- Beautiful level rear garden with patio area
- Walking distance to Purley Oaks train station & bus routes





GROUND FLOOR

Entrance Hall

Reception Room

16'7" x 12'3" (5.05m x 3.73m)

Reception Room/Bedroom

12'9" x 11'4" (3.89m x 3.45m)

Cloakroom

Kitchen/Diner

24'3" x 11'8" (7.39m x 3.56m)

FIRST FLOOR

Landing

Bedroom

16'6" x 12'3" (5.03m x 3.73m)

Bedroom

12'8" x 11'4" (3.86m x 3.45m)

Bedroom

13'3" x 11'8" (4.04 x 3.56)

Bathroom

Study Area

8'4" x 4'9" (2.54m x 1.45m)

OUTSIDE

Front Garden

Rear Garden



Marlborough Road, CR2

Approximate Gross Internal Area
145.6 sq m / 1567 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1324085)

EPC Rating: D

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