



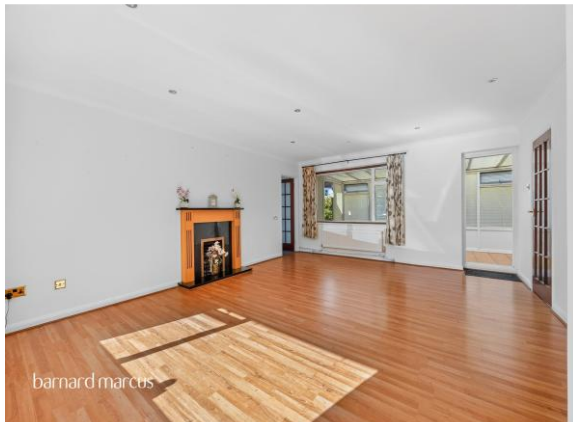
barnardmarcus

Haling Park Road, South Croydon CR2 6NN

welcome to

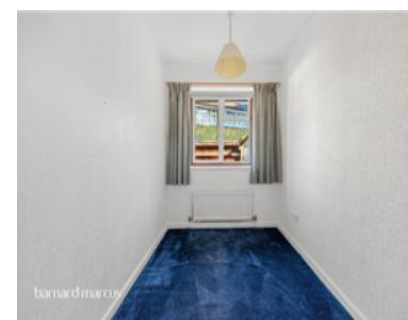
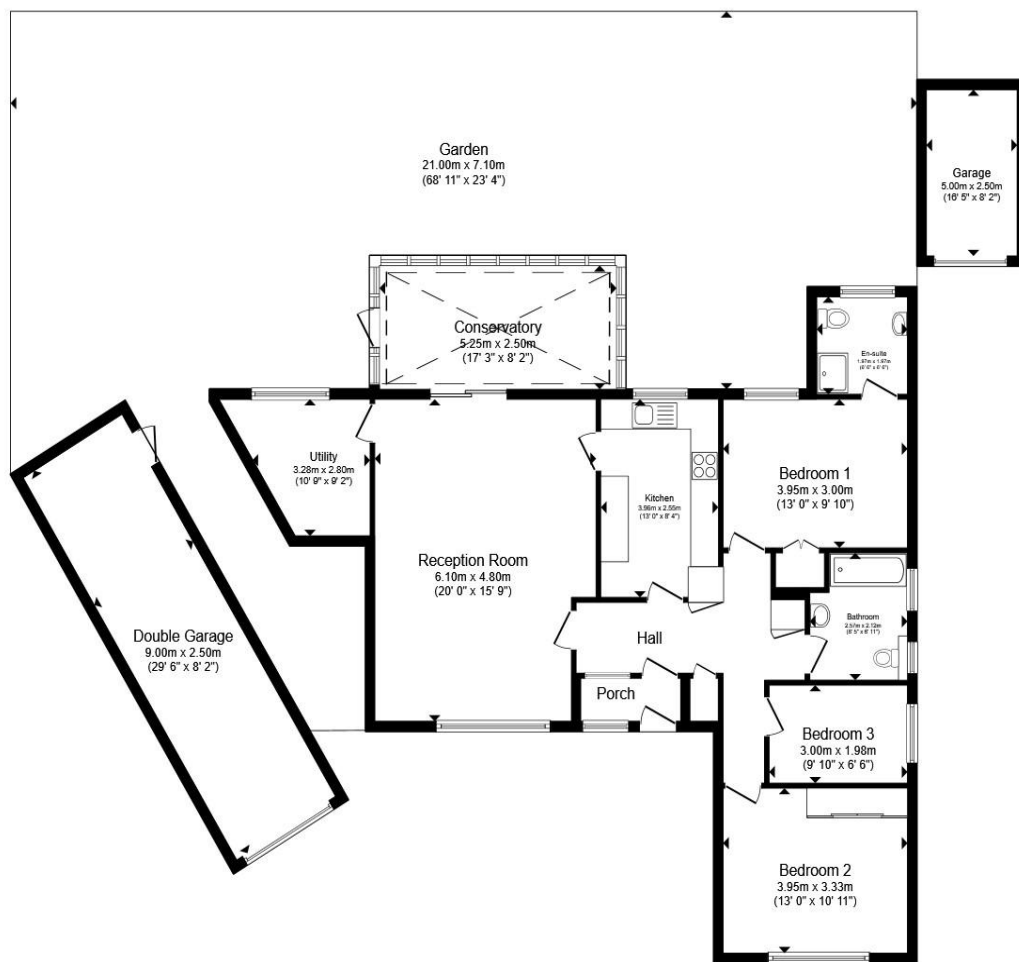
Haling Park Road, South Croydon

Tucked away from the main Halting Park Road, this attractive detached chain free bungalow offers spacious and versatile accommodation throughout, making it an ideal choice for families, downsizers, or those seeking convenient single-storey living in a desirable cul-de-sac setting. The property comprises three well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, alongside a separate family bathroom. The generous reception room provides an excellent space for both relaxing and entertaining, with ample natural light creating a bright and welcoming atmosphere. A fitted kitchen offers a practical layout with plenty of storage and workspace, while the addition of a utility room adds further convenience. To the rear, a conservatory overlooks the garden and provides an additional reception area that can be enjoyed throughout the year. Externally, the property sits on a substantial plot with a large rear garden offering excellent outdoor space for entertaining, gardening, or family enjoyment. To the front, there is a private driveway providing off-street parking, together with two detached garage offering further parking or storage potential. While the property would benefit from some modernisation, it presents an exciting opportunity for buyers to personalise and enhance a well-proportioned home in an excellent location.



Haling Park Road is a desirable residential road conveniently positioned for South Croydon and Purley, offering easy access to a range of local shops, cafés, restaurants and everyday amenities. Commuters are well served by nearby South Croydon and Purley Oaks stations, providing regular services into London Bridge, Victoria and surrounding areas. The area is also well regarded for its selection of reputable schools, making it popular with families. For outdoor enthusiasts, residents can enjoy the nearby open green spaces of Haling Grove Park, Lloyd Park and Croham Hurst Woods, offering excellent opportunities for walking, recreation and leisure activities.

Agents Note: 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.



Total floor area 145.4 m² (1,566 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

Haling Park Road, South Croydon

- Detached bungalow
- Boarded loft space
- Two bathrooms (including en-suite)
- Spacious reception room
- Utility room
- Conservatory
- Two Detached garages
- Convenient for transport links, schools and green spaces

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

offers in excess of

£580,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110237



Property Ref:
SCS110237 - 0008

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.



barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk