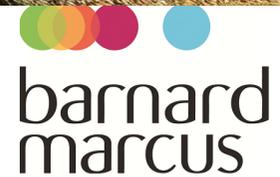




barnard marcus

**Littleheath Road, South Croydon CR2 7SG**

  
barnard  
marcus

**welcome to**  
**Littleheath Road, South Croydon**

Barnard Marcus are proud to present this 1930s semi-detached 3 bed family home.





Total floor area 125.6 m<sup>2</sup> (1,352 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](http://www.propertybox.io)



A 1930s semi-detached 3 bed family home located in ever popular Littleheath Road with woodland and green spaces in abundance locally and a plethora of great schools from Croydon High, Royal Russell, Coombe Wood to name but a few. Bus routes, tram link and South Croydon station close by. The property offers spacious accommodation downstairs boasting front reception room and open plan rear reception room leading to open plan kitchen/dining room, there also is a downstairs WC. On the first floor, there are three bedrooms and a family bathroom. The property has lovely kerb appeal with parking to front and garage to side; there is also a huge rear garden as well which is ideal for families. There is excellent potential to extend and the entertaining space in the garden to be the envy of the neighbourhood. There are bus routes locally and South Croydon is the nearest train station. Selsdon High Street is nearby and has many restaurants and shops including Sainsburys and Aldi.

welcome to

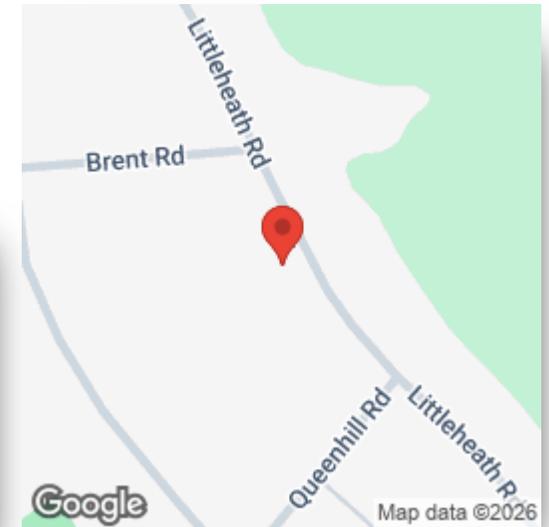
## Littleheath Road, South Croydon

- Three-bedroom house
- Open plan kitchen/dining room
- Garage and driveway
- Downstairs wc
- Large rear garden

Tenure: Freehold EPC Rating: Awaited  
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/SCS110006](https://www.barnardmarcus.co.uk/Property/SCS110006)



Property Ref:  
SCS110006 - 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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