

Foxearth Spur, South Croydon CR2 8EP

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welcome to

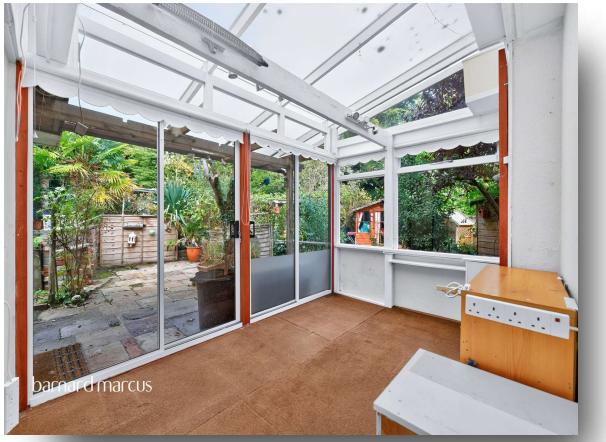
Foxearth Spur, South Croydon

Nestled within a quiet residential cul-de-sac in sought-after South Croydon, this attractive three-bedroom semi-detached freehold home offers spacious and versatile accommodation extending to approximately 1,351 sq ft, making it an ideal choice for families and those seeking flexible living space.



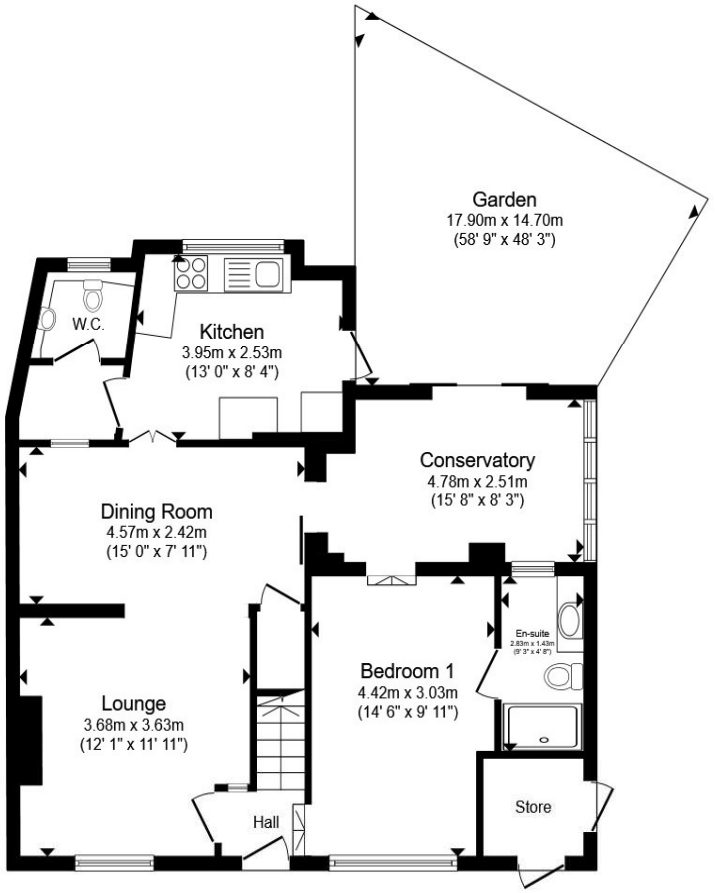




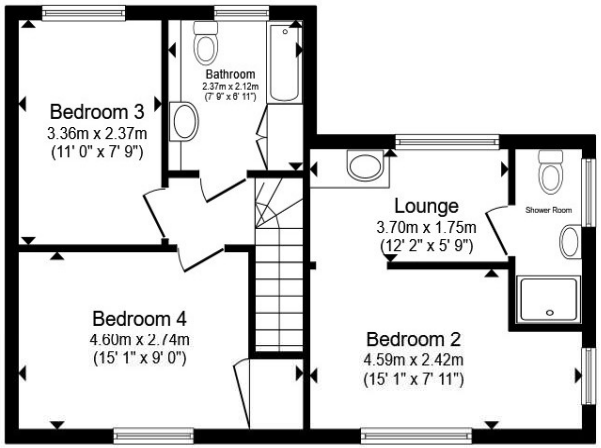








Ground Floor



First Floor

Total floor area 125.5 m² (1,351 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

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Upon entering, you are welcomed by a bright entrance hall leading to a comfortable lounge and a separate dining room, creating excellent spaces for both everyday living and entertaining. The fitted kitchen enjoys views over the rear garden and is complemented by a useful downstairs WC. To the rear, a generous conservatory provides additional reception space and a seamless connection to the garden, perfect for year-round enjoyment.

The accommodation includes three well-proportioned bedrooms served by two bathrooms, including an en-suite to the principal bedroom, offering convenience for modern family living. The property further benefits from ample storage throughout and a practical layout that can easily adapt to changing lifestyle needs.

Outside, the home enjoys a private rear garden with mature planting, lawned areas and a garden cabin, providing a wonderful outdoor retreat for relaxing, entertaining or working from home. To the front, there is a private driveway providing off-street parking.

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 antimoney laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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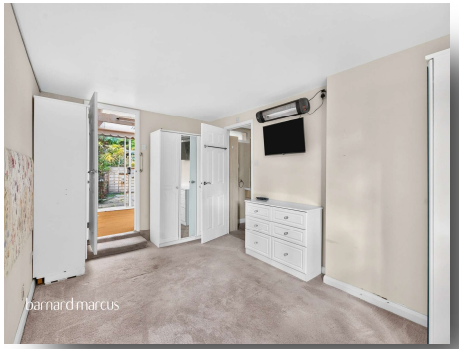
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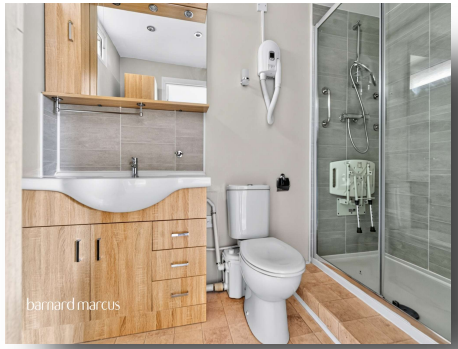
- Three/four bedroom semi-detached family home
- Three bathrooms including en-suite to principal bedroom
- Additional downstairs WC
- Spacious lounge and separate dining room
- Conservatory overlooking the garden

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

Price

£475,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110314

The Property Ombudsman

Property Ref:
SCS110314 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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