



Blenheim Park Road, South Croydon CR2 6BB

welcome to
Blenheim Park Road, South Croydon

A beautifully presented four double bedroom semi-detached family home situated on a sought-after residential road in close proximity to South Croydon Station. The property has been well cared for by the current vendors making it simple to just move right in!

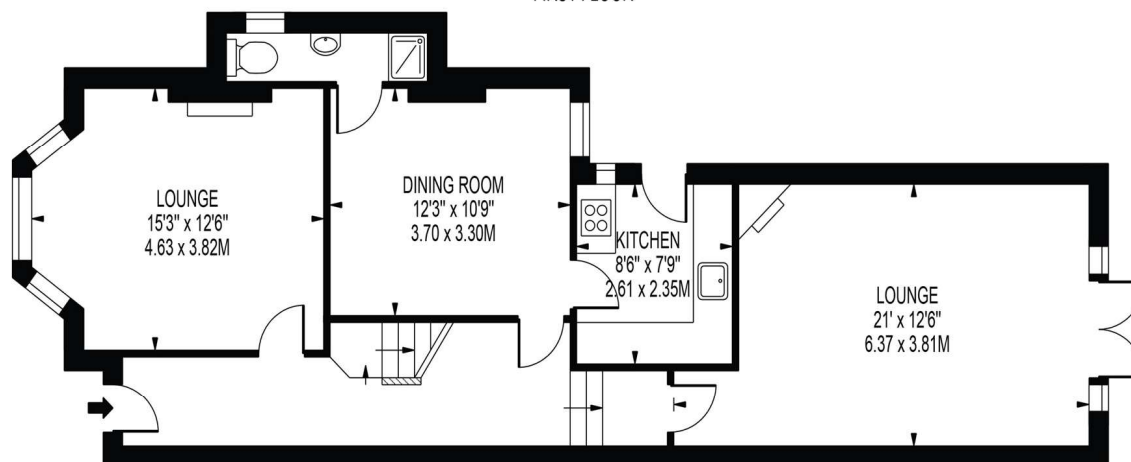


BLENHEIM PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1546 SQ FT - 143.64 SQ M



FIRST FLOOR



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This wonderful property has been tastefully decorated throughout by the current owners and offers spacious accommodation comprising large entrance hallway, bright and spacious front reception room with large bay window, modern kitchen leading to the garden, spacious dining room with plenty of space for dinner parties, large rear reception room with patio doors leading to the beautiful well-kept garden. There is also a downstairs modern bathroom and plenty of storage space. Upstairs there are four double bedrooms including a stunning master bedroom with large bay window and large modern bathroom. The property benefits from generous well-kept garden, double glazing and gas central heating throughout.

Located in the ever-popular Blenheim Park Road just 0.6 miles from Sanderstead Station, 0.6 miles from Purley Oaks Station and 1.0 mile from South Croydon Station as well as further transport links such as local bus routes and tram link making it easy to commute both in and out of London. There are also many outdoor spaces such as Croham Hurst Woods and Purley Way Playing Fields, as well as many local restaurants, shops and amenities. There are many good local schools making this the perfect family home.

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.

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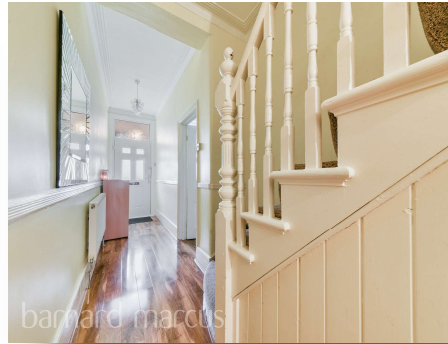
Blenheim Park Road, South Croydon

- 4 Bedroom Semi-Detached House
- Well-Decorated Throughout
- Generous Garden
- Over 1500 SqFt
- Original Features

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

Price

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109362



Property Ref:
SCS109362 - 0002

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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