Farley Road, South Croydon CR2 7NP

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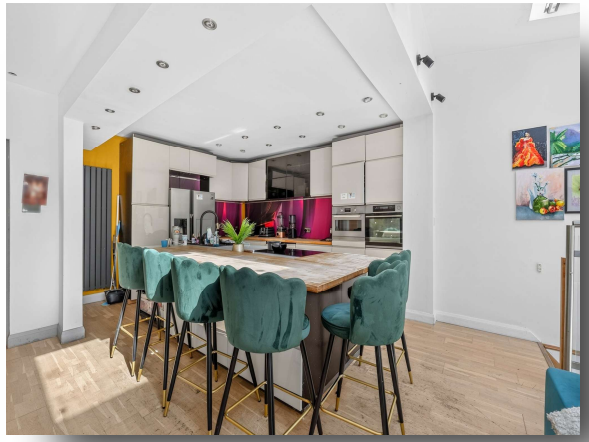
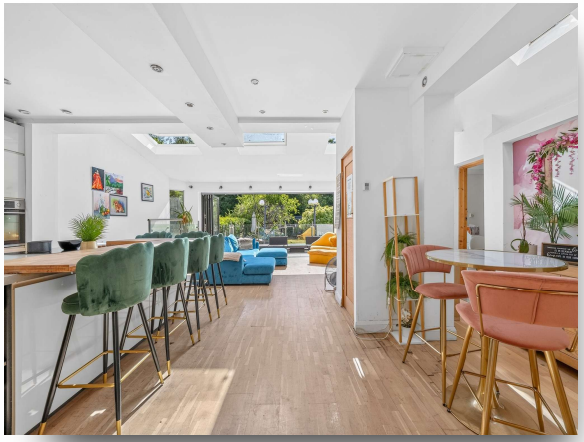
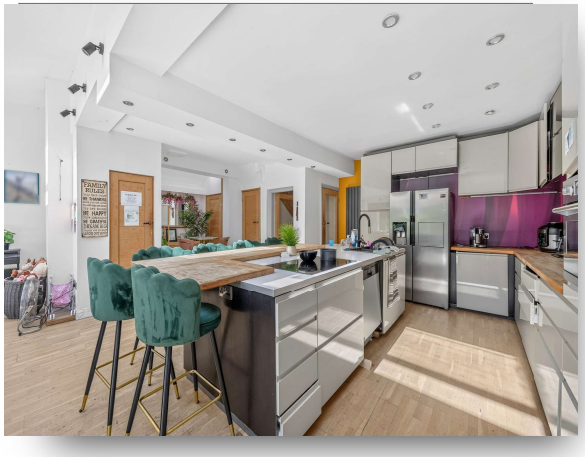
welcome to

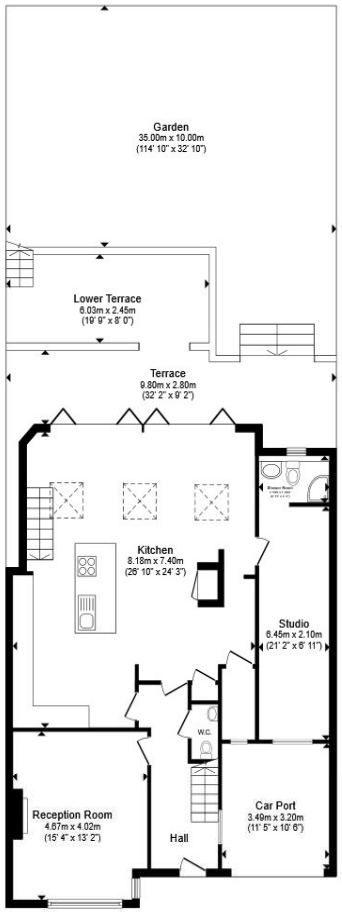
Farley Road, South Croydon

A beautifully presented semi-detached family home featuring a stunning open-plan kitchen, dining and living space, separate reception room, studio, three bedrooms, loft playroom with shower room, off-street parking and a large, landscaped garden with terrace.

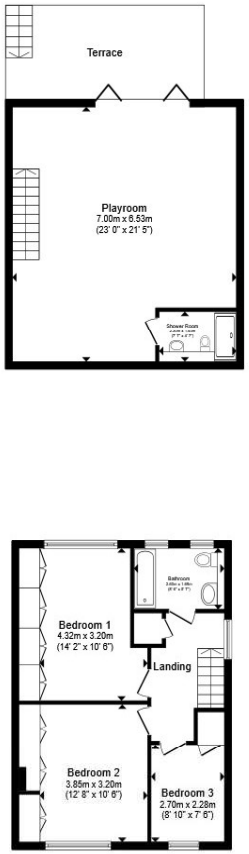








Ground Floor



First Floor

Total floor area 199.2 m² (2,144 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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Situated on the sought-after Farley Road, this impressive semi-detached home offers versatile accommodation arranged over three floors. The standout feature is the stunning open-plan kitchen, dining and family room, flooded with natural light from skylights and bi-fold doors opening onto a large terrace and secluded rear garden.

The ground floor also includes a separate reception room, a useful studio, cloakroom and car port. Upstairs are three well-proportioned bedrooms and a modern family bathroom, while the loft has been converted into a generous playroom with an adjoining shower room, offering flexible space for a home office, games room or guest accommodation.

Outside, the property benefits from ample off-street parking to the front, a substantial rear garden and excellent outdoor entertaining space. Conveniently located for South Croydon's amenities, transport links and well-regarded schools, this is a superb family home offering both space and flexibility.

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.

welcome to

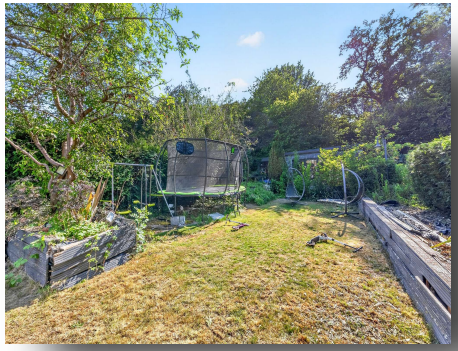
Farley Road, South Croydon

- Impressive semi-detached residence on sought-after Farley Road.
- Exceptional open-plan living space.
- Flexible accommodation including studio and loft playroom.
- Extensive rear garden with sun terrace and garden room.
- Driveway parking and excellent access to schools and transport links.

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

offers in excess of

£725,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108441

The Property Ombudsman

Property Ref:
SCS108441 - 0007

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.

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