

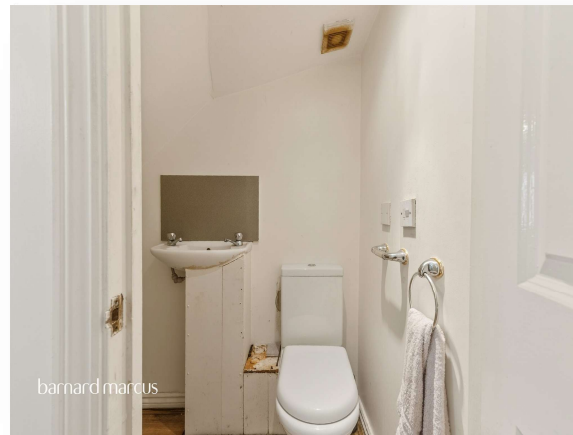


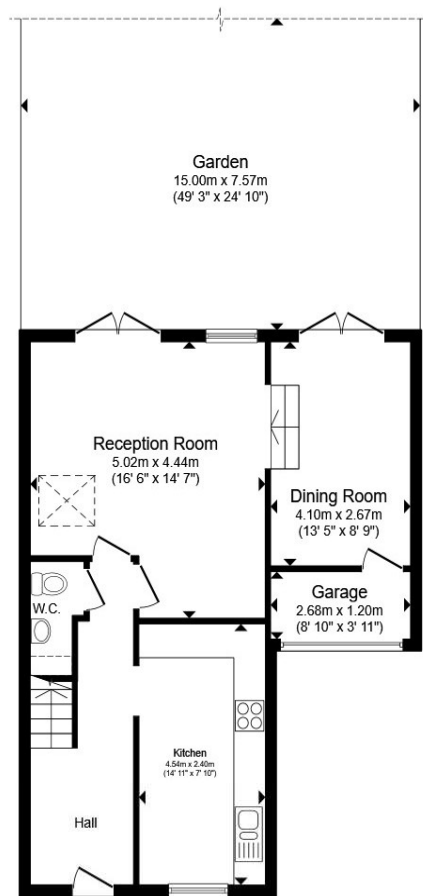
barnard marcus

Sycamore Close, South Croydon CR2 7LN

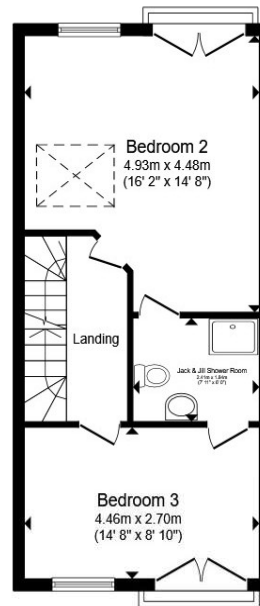
welcome to
Sycamore Close, South Croydon

Barnard Marcus are proud to present this chain-free three-storey home featuring a rare built-in lift, private driveway and a generous rear garden.

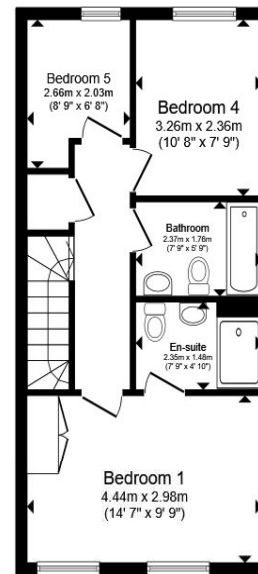




Ground Floor



First Floor



Second Floor



Chain free and exceptionally well arranged across three spacious floors, this unique four-bedroom home offers generous living accommodation, a built in lift, off street driveway parking, and a private rear garden-perfect for families, multi-generational living, or anyone seeking long term accessibility.

The ground floor comprises a welcoming entrance hall, a bright reception room with garden views, a separate dining room, and internal access to the garage. Sliding doors open directly onto the garden, providing an ideal setting for entertaining and outdoor dining.

On the first floor, there are two well-proportioned bedrooms and a spacious landing, all conveniently served by the integrated lift.

The top floor features three additional bedrooms, including a generous main bedroom with en suite, plus a modern family bathroom.

Externally, the property benefits from a private garden and a driveway, offering rare convenience in this sought after location.

Offered chain free, this home is ready for its next owners and provides excellent flexibility, space, and comfort.

Total floor area 144.6 m² (1,557 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



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

Sycamore Close, South Croydon

- Chain-free three-storey family home
- Built-in lift providing easy access to all floors
- Four well-proportioned bedrooms, including en-suite
- Private driveway
- Spacious rear garden ideal for outdoor living

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109952



Property Ref:
SCS109952 - 0006

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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