Pilgrims Way, South Croydon CR2 7HT

barnard marcus

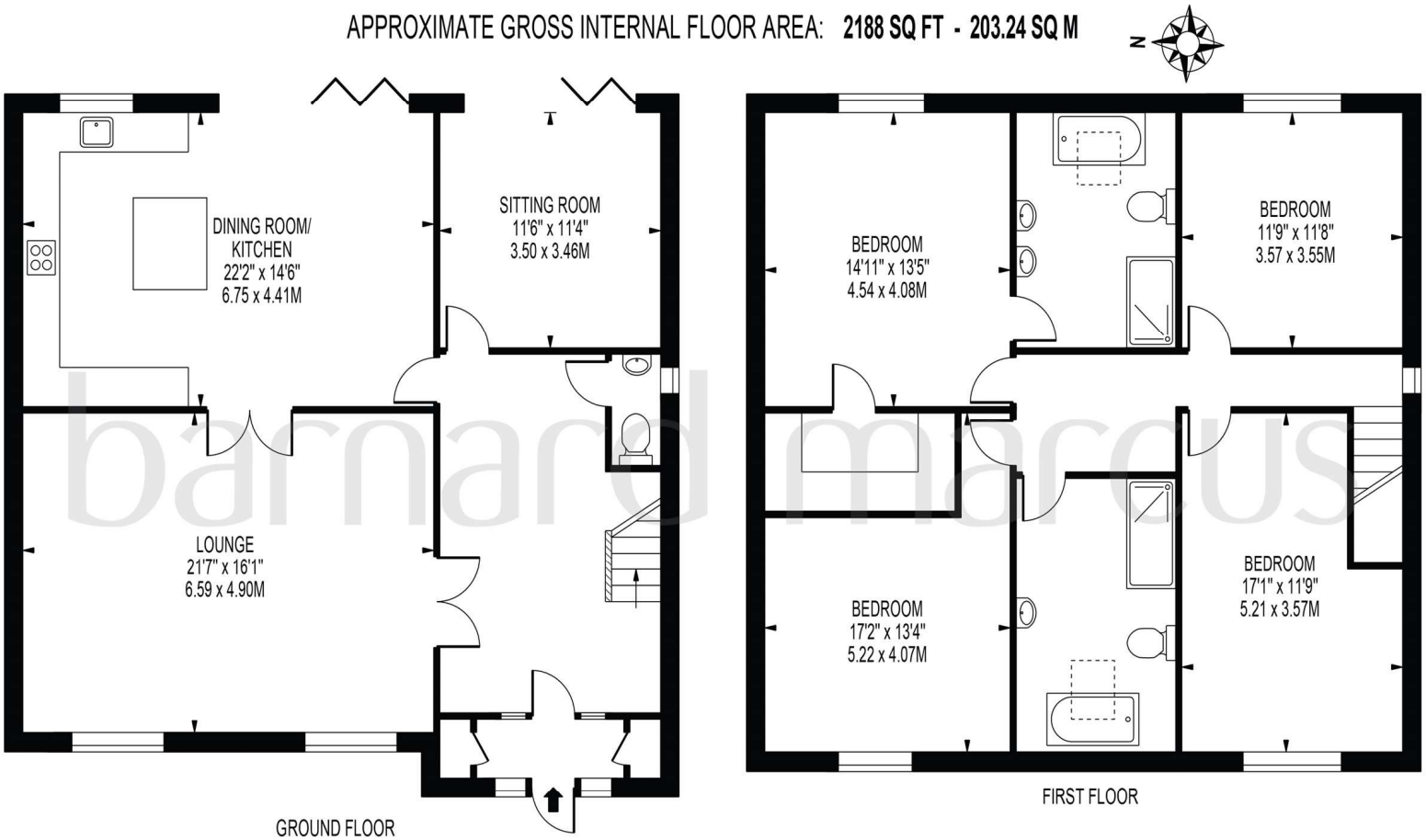
welcome to

Pilgrims Way, South Croydon

A rarely available and secluded modern detached 4 double bedroom family house located in Pilgrims Way, off one of South Croydon's premier roads in Melville Avenue, overlooking green open fields.

PILGRIMS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: **2188 SQ FT - 203.24 SQ M**



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 bespoke development of properties offer life off the beaten track but is in close easy distance of the gleaming metropolis of Croydon and boutique shops, bars and restaurants of South End. A plethora of great schools in abundance from Whitgift, Coombe Wood, Royal Russell and Croydon High to name a few, as well as train, tram and bus links being plentiful, all within ½ mile of South Croydon station. The lovely green space of Lloyd Park is nearby, and Central London can be alighted within 30 minutes approx with the M25 around 20 minutes away, so superb from a north and south route. The property comprises of off-street parking for two cars to front, alighting to the grand entrance hall with a cloakroom, large front reception room and an opening to the modern contemporary kitchen/diner, with an island unit and bi-folds to the landscaped rear garden. The rear reception room has bi-folds to the garden, and the stairs to the first-floor landing leads to the master bedroom and en-suite, second bedroom with fitted wardrobes, a third bedroom overlooking the front and a fourth bedroom overlooking the garden and field. There is also a modern family bathroom, beautiful, landscaped rear garden with a patio and centre piece lawn area, as well as mediterranean style retaining walls with mature bushes offering great privacy.

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

Pilgrims Way, South Croydon

- 4 Double Bedrooms
- Excellent Schools Close By
- Close to Bars, Shops and Restaurants
- Garden
- Off Street Parking for 2 Cars

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

offers in excess of

£850,000

Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS108386

The Property Ombudsman

Property Ref:
SCS108386 - 0003

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

020 8681 6744

SouthCroydon@barnardmarcus.co.uk

17 Selsdon Road, SOUTH CROYDON, Surrey, CR2 6PY

barnardmarcus.co.uk

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.