

# property details **approval form**

8 Edgar Road, South Croydon, Surrey, England, CR2 0NG

**Date:** 14 May 2026

**Property Ref and Version:** SAN108098 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# property details **approval form**

8 Edgar Road, South Croydon, Surrey, England, CR2 0NG

**Date:** 14 May 2026

**Property Ref and Version:** SAN108098 - 0001

## >> **price**

---

£725,000

Tenure: Freehold

## >> **key features**

---

- > Period Semi - Detached House
- > Three Double Bedrooms
- > Two Reception Rooms
- > Modern Kitchen - Diner
- > Beautifully Landscaped Garden
- > Spacious Driveway
- > Two Large Outbuildings
- > Walking distance to Sanderstead and Purley oaks Stations
- > EPC Rating: C

## >> **short description**

---

Situated on the ever-popular Edgar Road in the heart of South Croydon, this stunning three double bedroom semi-detached home has been finished to an exceptional standard throughout, offering the perfect blend of contemporary style and spacious family living.

## >> **long description**

---

Beautifully presented from top to bottom, the property boasts two elegant reception rooms, ideal for both relaxing and entertaining, with stylish décor, high-quality finishes and an abundance of natural light creating a warm and inviting atmosphere. The modern fitted kitchen has been thoughtfully designed with both practicality and aesthetics in mind, perfectly complementing the home's sophisticated interior. The kitchen leads down to an additional dining space which is accompanied by a massive skylight. A side extension has allowed for the addition of a downstairs toilet and separate utility space.

Upstairs, the property offers three generously sized double bedrooms, all beautifully decorated and providing ample space for growing families or those working from home. The accommodation is completed by a luxurious family bathroom finished to a high specification.

# property details **approval form**

8 Edgar Road, South Croydon, Surrey, England, CR2 0NG

**Date:** 14 May 2026

**Property Ref and Version:** SAN108098 - 0001

Externally, the property benefits from an attractive rear garden with two large outbuildings, ideal for outdoor dining and summer gatherings, and side access to the front of the property where you can find the spacious driveway.

Edgar Road is ideally located for a range of local amenities, highly regarded schools and excellent transport links, including nearby stations such as Sanderstead and Purley oaks which offer convenient access into Central London, making this an ideal home for commuters and families alike.

## >> **directions**

---

## >> **Agent Note**

---

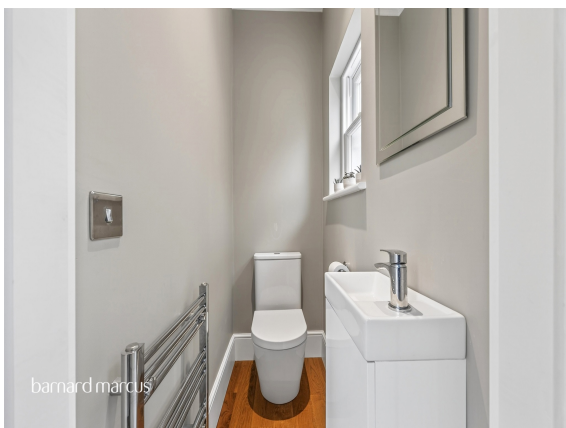
# property details approval form

8 Edgar Road, South Croydon, Surrey, England, CR2 0NG

Date: 14 May 2026

Property Ref and Version: SAN108098 - 0001

## >> property images



**Your Barnard Marcus office:** Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL  
T 020 8651 6363 E Sanderstead@barnardmarcus.co.uk

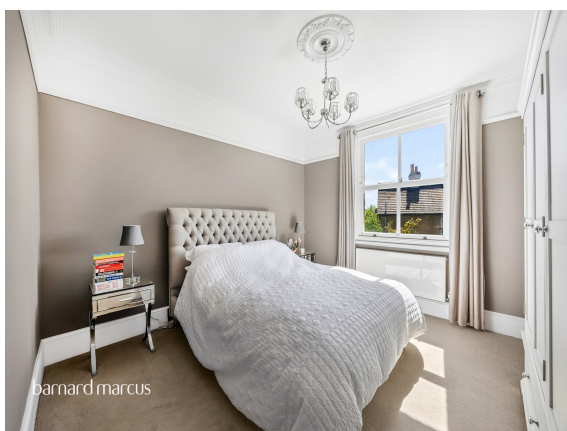
# property details **approval form**

8 Edgar Road, South Croydon, Surrey, England, CR2 0NG

**Date:** 14 May 2026

**Property Ref and Version:** SAN108098 - 0001

## >> **property images**



**Your Barnard Marcus office:** Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL  
**T** 020 8651 6363 **E** Sanderstead@barnardmarcus.co.uk

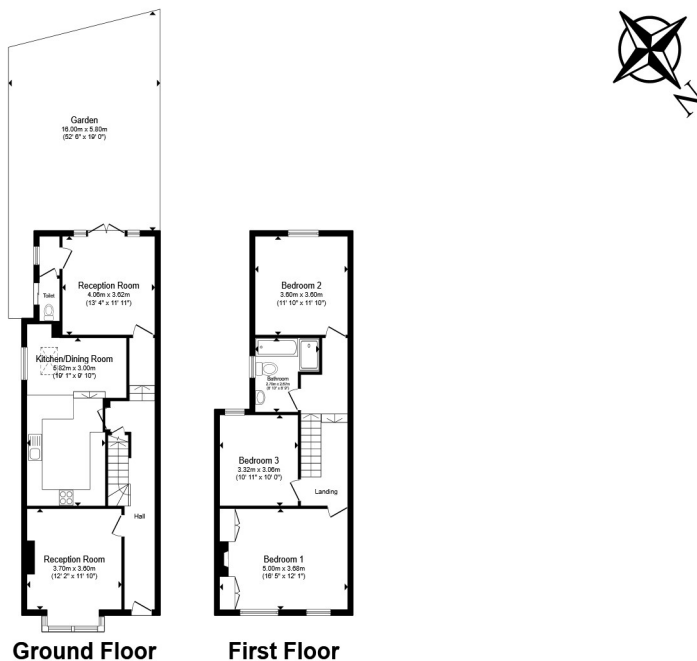
# property details approval form

8 Edgar Road, South Croydon, Surrey, England, CR2 0NG

Date: 14 May 2026

Property Ref and Version: SAN108098 - 0001

## >> floor plan



Total floor area 126.7 m<sup>2</sup> (1,363 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](http://www.propertybox.io)



## >> approval

	Signature	Date
<b>Olivia Taylor</b>	O.Taylor	14/05/26
<b>Mr M. Millard</b>		

**Your Barnard Marcus office:** Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL  
T 020 8651 6363 E [Sanderstead@barnardmarcus.co.uk](mailto:Sanderstead@barnardmarcus.co.uk)

0

RESI/CON016/18