



Farnborough Avenue, South Croydon CR2 8HE

welcome to

Farnborough Avenue, South Croydon

Viewing is the only way to fully appreciate this 4 bed 1930s extended semi-detached family house



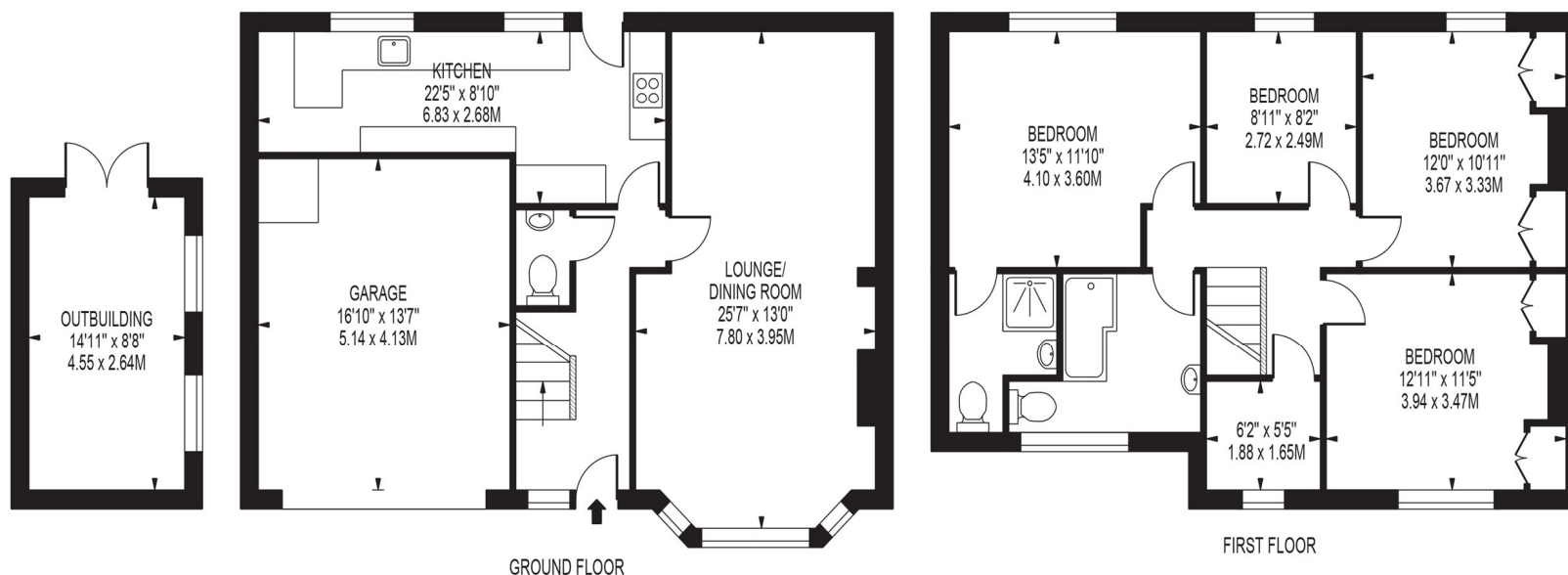
FARNBOROUGH AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1326 SQ FT - 123.19 SQ M

(EXCLUDING GARAGE & OUTBUILDING)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 229 SQ FT - 21.23 SQ M

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 129 SQ FT - 12.01 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.

Viewing is the only way to fully appreciate this 4 bed 1930s extended semi-detached family house lovingly updated by present owners who have resided there for nearly 20 years. Boasting an amazing garden plot with ample parking, garden room, mainly laid to lawn and patio area. The property comprises of entrance hall, large reception, Modern contemporary kitchen, 4 double bedrooms, family bathroom, en-suite, double glazing, and gas central heating, decorated to a high standard. Located in ever popular South Croydon/Selsdon axis with plethora of great schools locally, bus routes, tram link and trains stations nearby at South Croydon and Sanderstead. Local shopping thoroughfare close by with its array of shops, bars and restaurants and heading south takes you to local Bird sanctuary and open green spaces of Farley and Chelsham.

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Farnborough Avenue, South Croydon

- 4 Bedroom
- Semi-detached
- Close to Schools
- Parking
- Close to stations

Tenure: Freehold EPC Rating: D

Council Tax Band: E

Price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109670



Property Ref:
SCS109670 - 0004

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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