

Bynes Road, South Croydon CR2 0PS

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Welcome to

Bynes Road, South Croydon

A chain free and beautifully presented two/three-bedroom semi-detached Victorian house comprising of an open plan reception room leading into a large modern fitted kitchen/dining room with access to the rear garden and study/3rd bedroom. The first floor comprises of two generous bedrooms plus a modern family bathroom with separate shower. Bynes Road is conveniently located for Sanderstead and Purley Oaks Station which provide fantastic links into London. There are many local amenities on Brighton Road with various convenient stores and South End which is a short walk which offers an array of bars and restaurants. If you're a fan of Golf or just looking for the right location for a family home then this is perfectly located between Croham Hurst, Purley Downs and Selsdon Park Golf Course and within easy reach of several Ofsted outstanding schools from early years and primary right through to college.











Total floor area 78.5 m² (845 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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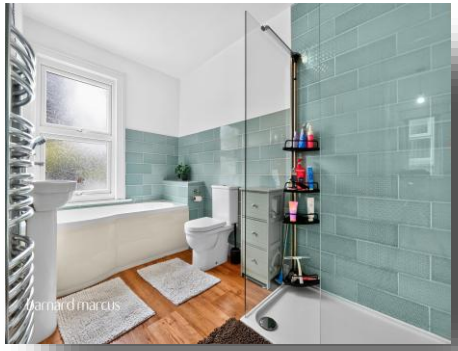
- Two/three-bedroom house
- Semi detached
- Chain free
- Modern kitchen/dining room
- Nearby to Sanderstead and Purley Oaks train stations

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

offers in excess of

£425,000









Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108194

The Property Ombudsman

Property Ref:
SAN108194 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

barnard marcus

020 8651 6363

Sanderstead@barnardmarcus.co.uk

Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL

barnardmarcus.co.uk