

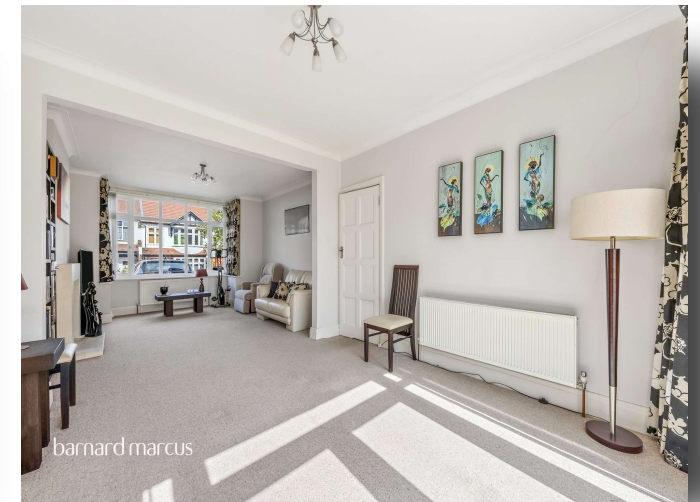


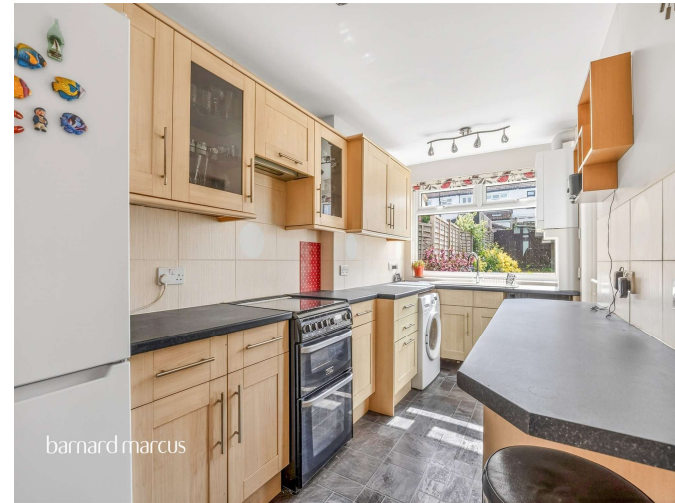
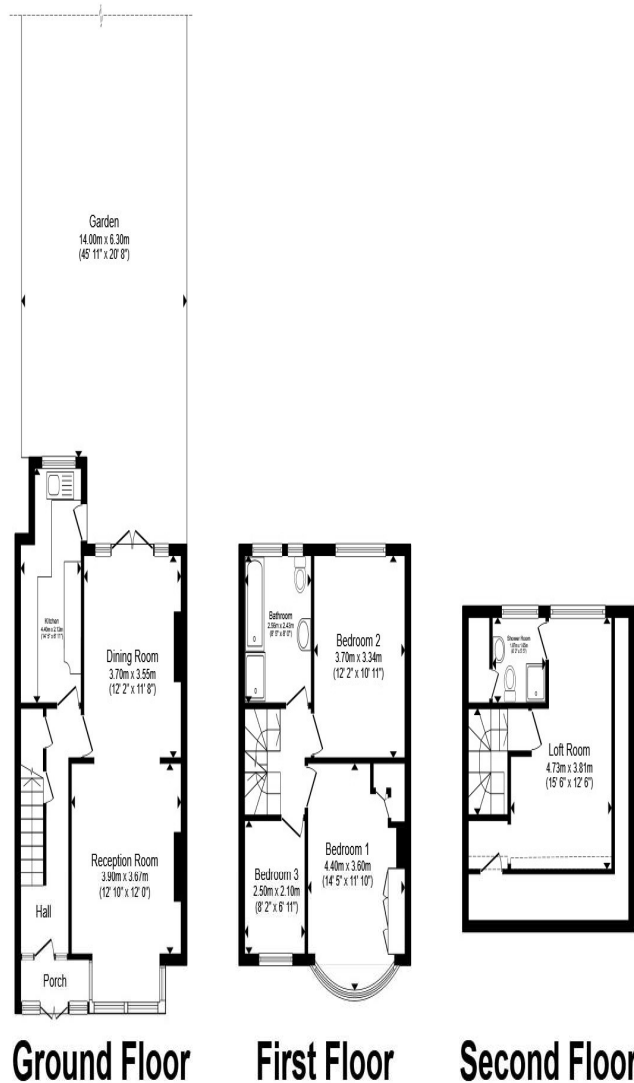
Grange Road, South Croydon CR2 0NE

welcome to
Grange Road, South Croydon

Situated on the ever-popular Grange Road in the heart of South Croydon, this impressive four-bedroom, two-bathroom family home offers generous living accommodation, a versatile layout and excellent convenience for local amenities and transport links.

Beautifully presented throughout, the property boasts spacious and light-filled interiors, ideal for modern family living. The ground floor features a welcoming entrance hall leading to a generous double length through reception, alongside a well-appointed kitchen with ample storage and workspace. The property further benefits from double doors in the dining area giving direct access onto the rear garden, creating an ideal space for family gatherings and summer entertaining.





Upstairs, the home offers four well-proportioned bedrooms, providing flexible accommodation for growing families, guests or those working from home. The first floor accommodates three of the bedrooms and a 3-piece suite including a bath, WC, washbasin and shower cubical. The loft room is serviced by an en-suite bathroom and offers gorgeous views across the private rear garden. There is also a driveway with off street parking for one vehicle located at the front of the property.

Set on a friendly and desirable residential street, the home is just a couple of minutes' walk from Purley Oaks Station, with direct trains to London Bridge in as little as 21 minutes and frequent services to London Victoria. Sanderstead Station is also within a 10-minute walk, and nearby bus routes provide convenient connections to Purley and Croydon. Brighton Road offers an array of shops, cafés, and restaurants, while South Croydon's lively restaurant quarter is perfect for evenings out.

Total floor area 117.9 m² (1,270 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



welcome to

Grange Road, South Croydon

- Mid-Terrace House
- Four Bedrooms
- Two Bathrooms
- Massive Double Length Through Lounge
- Off-Street Parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£550,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)



Property Ref:
SAN107651 - 0002

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.



020 8651 6363



Sanderstead@barnardmarcus.co.uk



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



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)