



Florence Road, South Croydon CR2 0PP

welcome to
Florence Road, South Croydon

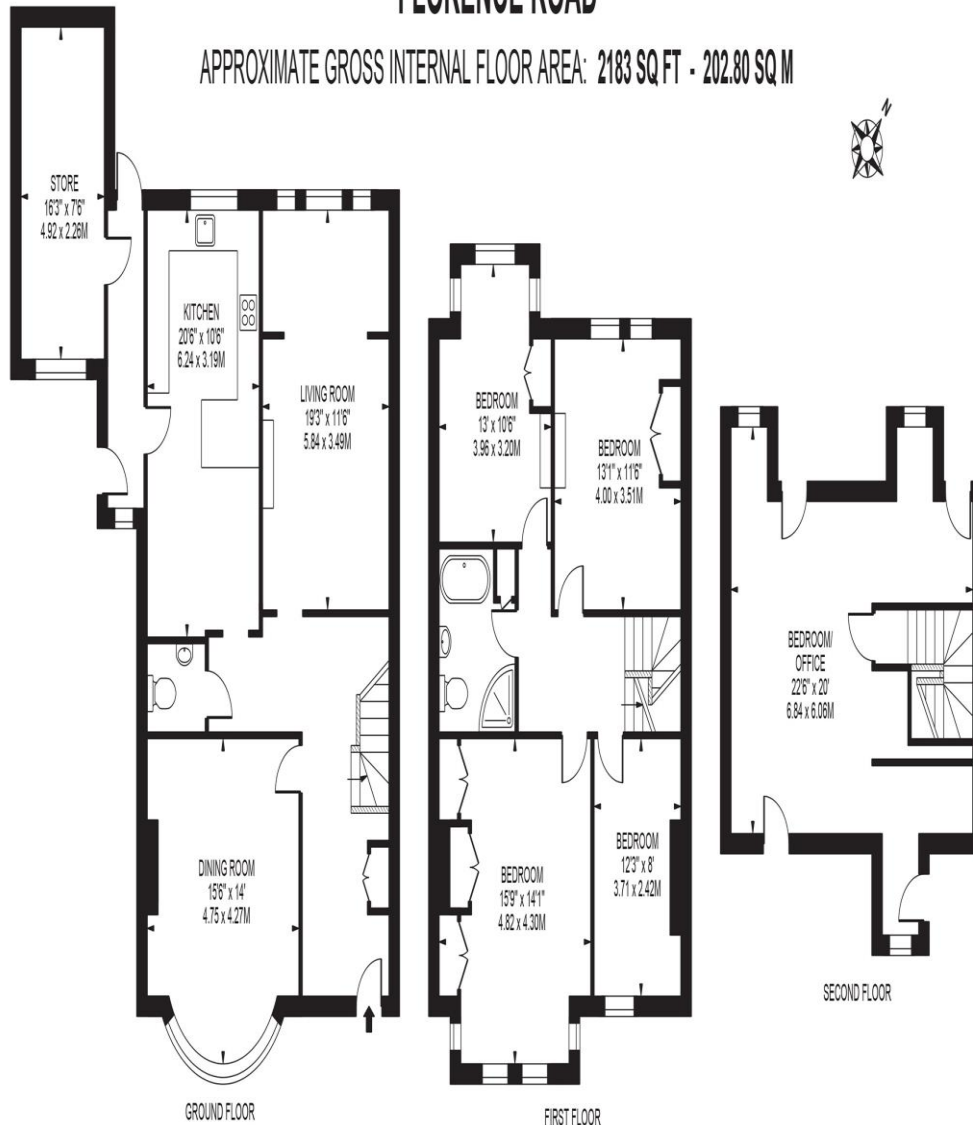
***Charming family with period features,
off-street parking and a generous
private garden.***

This elegant semi-detached Edwardian house offers a rare blend of period charm and spacious family living. Spanning approximately 2,150 sq ft across three floors, the property provides spacious and versatile accommodation ideal for contemporary lifestyles. The home features five well-proportioned bedrooms, with four arranged on the first floor and an additional bedroom on the top floor, offering flexibility for guests, a home office, or a teenager's suite. A well-appointed family bathroom with shower, bath & underfloor heating serves the main sleeping areas, while the ground floor comprises two inviting reception rooms, each retaining characterful details typical of the Edwardian era. There is also a separate WC on the ground floor. The large, eat-in kitchen is designed for family gatherings and casual entertaining, opening out to the generous private garden-a perfect space for outdoor dining and relaxation. Throughout the property there is excellent storage, including a dedicated storage room, ensuring practicality complements style. A driveway adds further convenience, providing off-street parking for two cars.



FLORENCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2183 SQ FT - 202.80 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.



Location

Situated on the desirable Florence Road, the house enjoys a prime location within a sought-after residential pocket of South Croydon. The area is known for its leafy streets, period architecture, and strong sense of community. Local amenities, independent shops, and cafés are within easy reach, while excellent schools and green spaces, make it particularly appealing for families. Florence Road also offers excellent transport connections, with Sanderstead and Purley Oaks Stations nearby providing regular services to London Bridge and London Victoria, making this an ideal home for commuters seeking a balance between city access and suburban tranquillity.

welcome to

Florence Road, South Croydon

- Semi Detached
- Five Bedrooms
- Family Bathroom
- Two Receptions
- Eat-in Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£875,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107046



Property Ref:
SAN107046 - 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.

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.



barnard marcus



020 8651 6363



sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, SOUTH
CROYDON, Surrey, CR2 0PL



barnardmarcus.co.uk