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**Nottingham Road, South Croydon CR2 6AR**

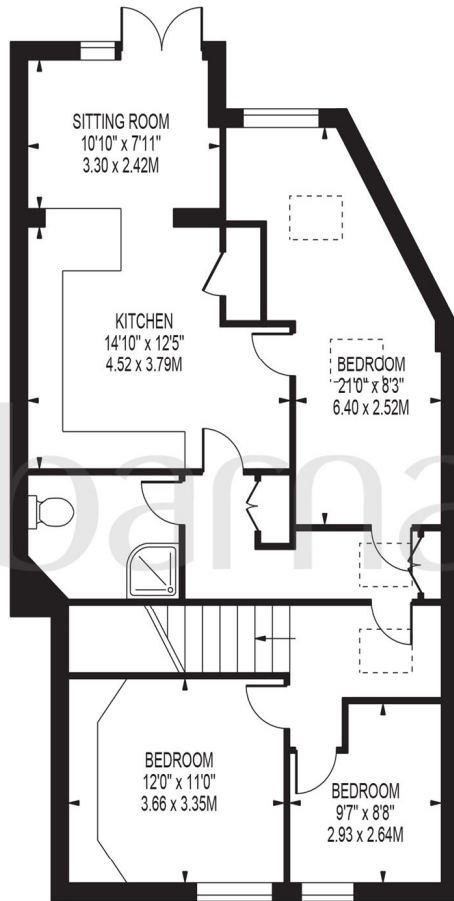
**welcome to**  
**Nottingham Road, South Croydon**

A rare Detached Home with Self-Contained Annex - Ideal for Multi-Generational Living or Income Potential.

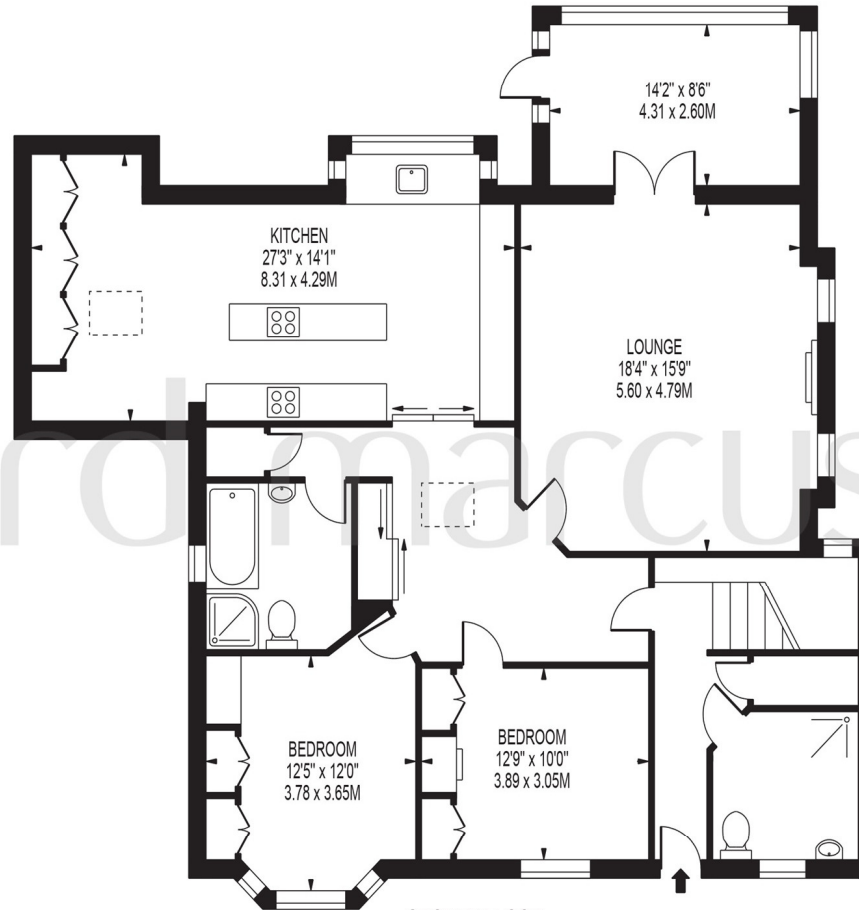


# NOTTINGHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2421 SQ FT - 224.95 SQ M



BASEMENT



GROUND FLOOR

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.

A rarely available detached chalet bungalow with a self-contained one-bedroom annex, offering exceptional flexibility for modern family living.

Set on the sought-after Nottingham Road, this spacious home provides over generous accommodation including four main bedrooms, multiple reception spaces and a large kitchen/family area, ideal for entertaining and day-to-day living.

What truly sets this property apart is the fully self-contained annex, complete with its own kitchen, reception space, bedroom and shower room - perfect for:

- "Extended family
- "Independent living
- "Rental or Airbnb income

The main house further benefits from a utility room, family bathroom, wet room and well-proportioned living areas, all presented in good decorative order.

Externally, the property offers a private rear garden with patio, lawn and summer house, creating a great space for entertaining or relaxing.

Located within easy reach of South Croydon stations, reputable schools including Whitgift, and local amenities, this is a superb opportunity for buyers seeking space, versatility and long-term value.

welcome to

## Nottingham Road, South Croydon

- Detached chalet bungalow
- Self-contained 1 bed annex (income potential)
- 4-5 bedrooms total
- Multiple reception rooms
- 4 -5 bedrooms total

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

offers in excess of

**£725,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SCS109392](https://barnardmarcus.co.uk/Property/SCS109392)



Property Ref:  
SCS109392 - 0011

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.



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