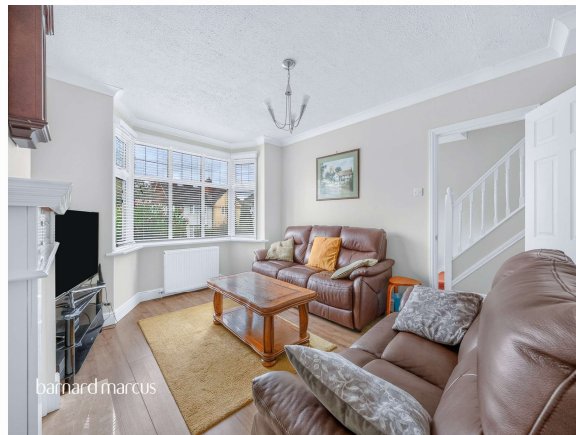




Foxearth Road, South Croydon CR2 8EL

welcome to
Foxearth Road, South Croydon

Situated on the popular Foxearth Road in South Croydon, this well-presented three-bedroom semi-detached freehold family home offers over 1,100 sq. ft. of bright and spacious accommodation, complemented by a private rear garden and off-street parking via a driveway.





Total floor area 104.6 m² (1,126 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



Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The ground floor comprises a welcoming entrance hall leading to a generous front reception room with a feature bay window, providing an ideal space for relaxing or entertaining. To the rear, the property has been extended to create an impressive open-plan kitchen and dining/family area, fitted with contemporary units, ample worktop space, a central island, and skylights that flood the room with natural light. Large bi-fold doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. A useful shower room completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a good-sized single room suitable for a child's bedroom, nursery, home office or dressing room. The family bathroom is finished in a modern style and serves all bedrooms from the landing.

Externally, the property benefits from a private rear garden extending approximately 86ft, providing a fantastic space for families, entertaining guests, or enjoying outdoor dining during the warmer months. To the front, a private driveway provides convenient off-street parking. Foxearth Road is ideally positioned for access to South Croydon and Purley, offering a variety of local shops, cafes, restaurants and everyday amenities. Commuters are well served by nearby South Croydon, Purley Oaks and Sanderstead stations, providing regular services into London Bridge, Victoria and East Croydon. Families will appreciate the selection of highly regarded primary and secondary schools within easy reach, while nearby green spaces including Sanderstead Plantation, Croham Hurst Woods, Purley Beeches and Lloyd Park offer excellent opportunities for walking, recreation and outdoor leisure.

welcome to

Foxearth Road, South Croydon

- Semi-detached house
- Three bedrooms
- Spacious front reception room
- Extended open-plan kitchen/dining/family room
- Private rear garden

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

Price

£585,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110175



Property Ref:
SCS110175 - 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.

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