



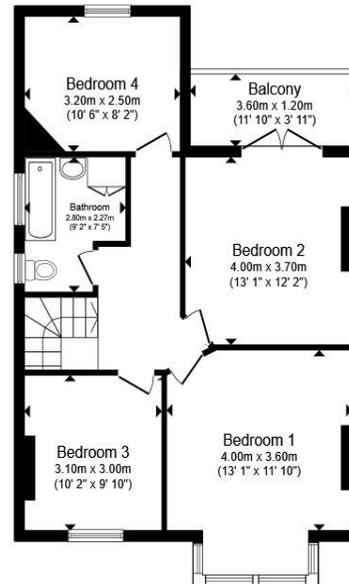
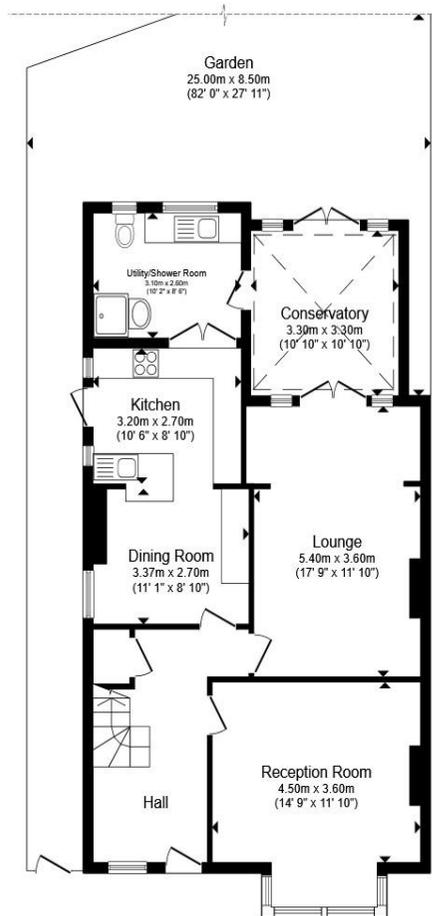
Mayfield Road, South Croydon CR2 0BD

welcome to

Mayfield Road, South Croydon

Charming family home with private West facing garden and off-street parking. This charming semi-detached house is full of character and offers generous living space arranged across two floors. The property features four well-proportioned bedrooms and benefits from high ceilings throughout, enhancing the sense of space and natural light. On the ground floor there are two inviting reception rooms providing flexible areas for both relaxing and entertaining, along with a bright conservatory that opens onto the garden and offers an additional living space throughout the year. The spacious eat-in kitchen provides ample room for family dining and everyday living. Practicality is further enhanced by a downstairs shower room and utility area, while the upstairs family bathroom serves the four bedrooms. Externally, the property enjoys a private west-facing garden, ideal for afternoon and evening sun, as well as convenient off-street parking.





Total floor area 154.7 m² (1,665 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

Mayfield Road, South Croydon

- Characterful Semi-Detached House
- Four Bedrooms
- Family Bathroom
- Two Receptions
- Utility/Shower Room
- Eat-In Kitchen
- Private West Facing Garden
- Off-Street Parking

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

£800,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107989



Property Ref:
SAN107989 - 0003

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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