

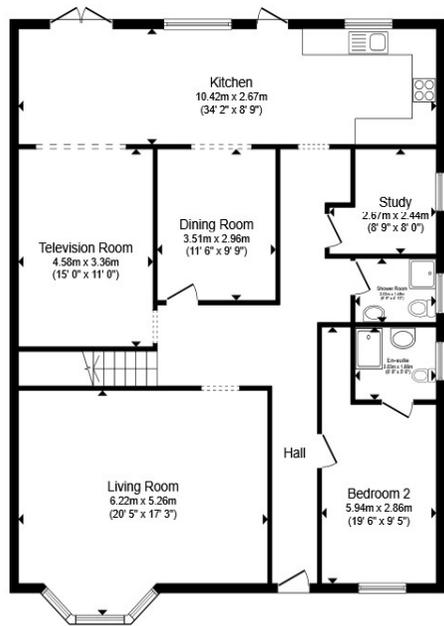


Farley Road, South Croydon CR2 7NJ

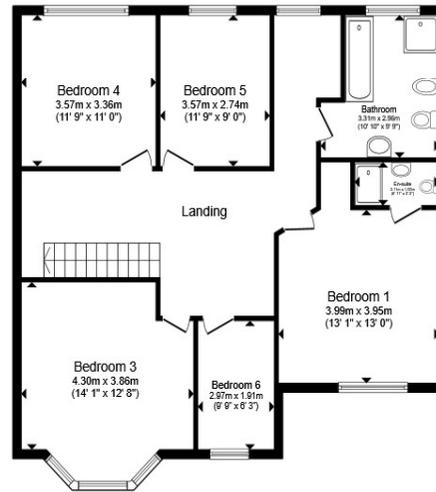
welcome to
Farley Road, South Croydon

Barnard Marcus are proud to present this exceptional 5/6 bed 1930s family home.

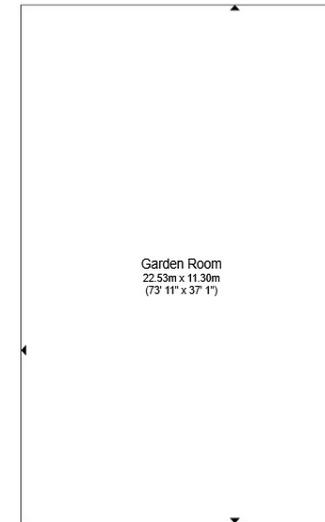




Ground Floor



First Floor



Outbuilding

Total floor area 234.6 m² (2,526 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



Viewing is the only way to fully appreciate this exceptional 5/6 bed 1930s family home loaded with period character and contemporary appeal giving the perfect modern living. The property resides in a leafy South Croydon location set back from the road and offering ample parking and large flat landscape garden. The house offers flexible accommodation from reception room, dining area, contemporary modern kitchen/family room which alights to the delightful garden, study and further reception room/bedroom and shower room/toilet making the ground floor a fantastic living arrangement for the modern family, first floor will comprise of 5 bedrooms, with en-suite and family bathroom and encompasses over 2300 sqft which makes this a truly great home for the large family. Located within easy distance of train stations, bus routes, excellent schools including Whitgift, Royal Russell, Croydon High and Coombe Wood and local shops, restaurants and bars in abundance.

welcome to

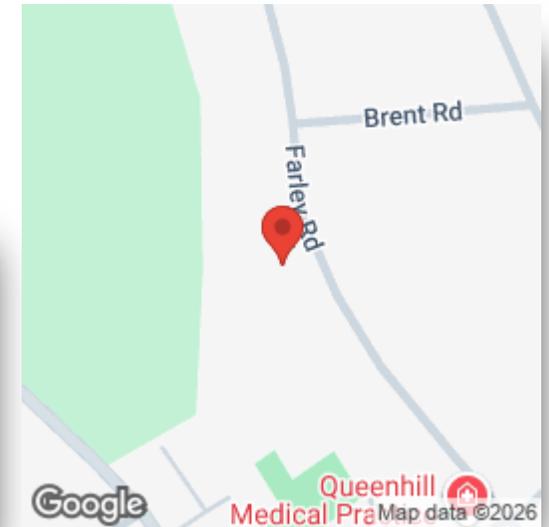
Farley Road, South Croydon

- 5/6 Bedroom
- Close to excellent
- Garden
- En-suite
- Parking

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

Price

£835,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109745



Property Ref:
SCS109745 - 0007

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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