



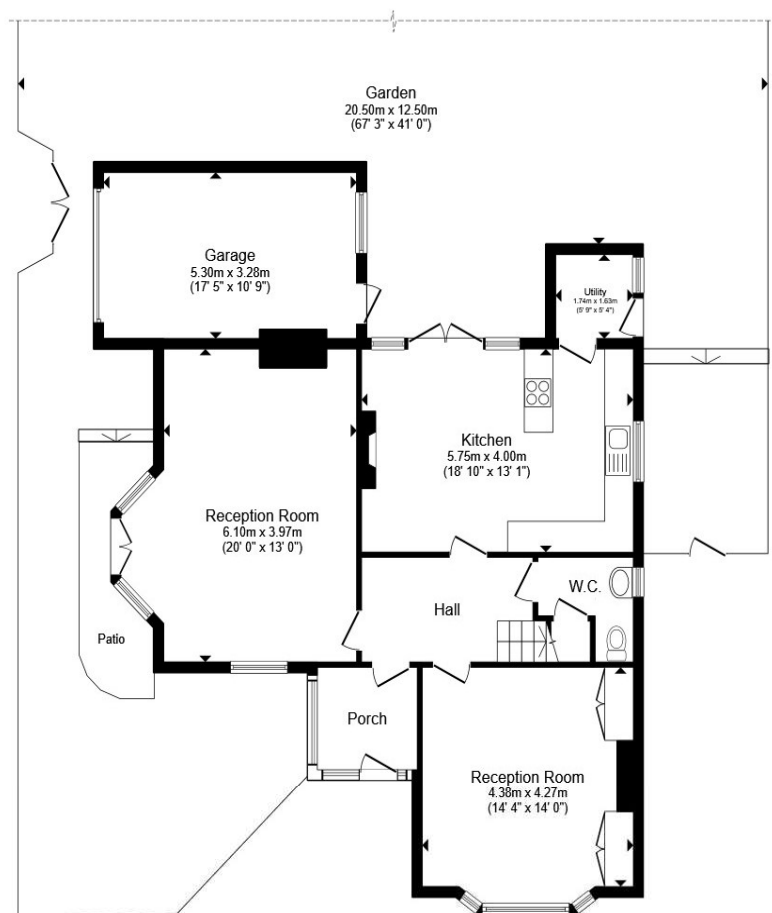
Whitgift Avenue, South Croydon CR2 6AY

welcome to

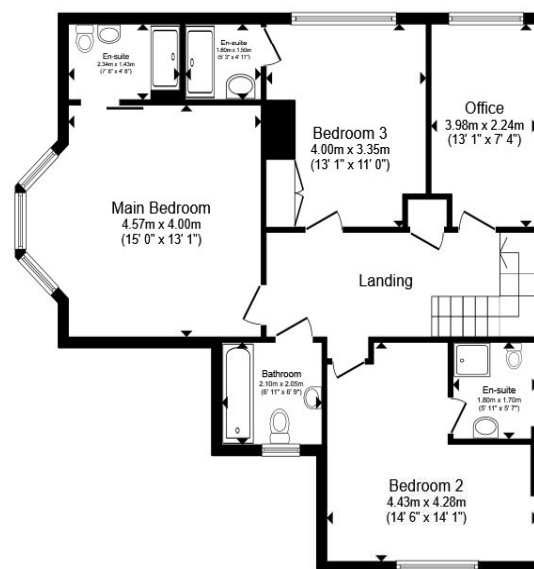
Whitgift Avenue, South Croydon

Located on sought-after Whitgift Avenue, this impressive detached home offers over 2,000 sq ft of flexible living space, including an outbuilding. Blending character and modern style, it features four bedrooms, three en-suites, a contemporary kitchen/family room, two receptions, south-facing garden.





Ground Floor



First Floor

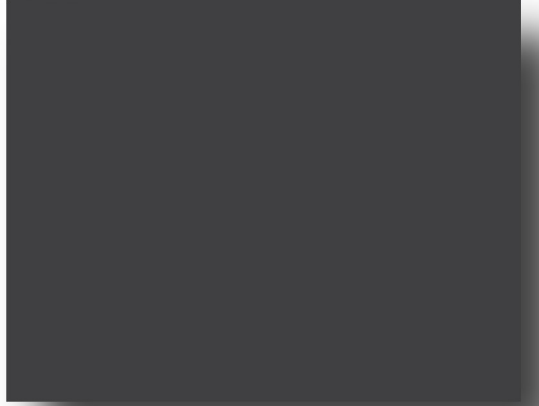
Total floor area 189.4 m² (2,038 sq.ft.) approx

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



One of the most sought-after roads in South Croydon is Whitgift Ave with its location providing access to Whitgift School again one of the most prestigious secondary schools in South London/Surrey boundaries as well numerous other excellent schools. This property was built in the early thirties and comprises of over 2000 sqft which incorporates the outbuilding so truly the quintessential family home. The property boasts garage with ample parking, garden to front providing privacy and beautiful landscape garden to rear. Alighting from a storm porch entrance to hallway and two reception rooms with doors to patio on the west facing reception, family/breakfast room with modern contemporary kitchen with luxury integrated white goods and doors to south facing garden. Utility room and further outbuilding contribute to the ground floor layout. First floor via turning staircase with semi galleried landing is 4 beds with master with en-suite and family bathroom and further 2 en-suites. The property offers many character features from parquet flooring and high ceilings but has a lovely juxtaposition of modern and character throughout. Local pretty shopping thoroughfare of South End is approx. ½ mile away and further afield in downtown Croydon the delights of Box Park, Fairfield Halls and Centrale can be found. South Croydon and East Croydon train stations are close by as well as a plethora of bus routes. A truly exceptional family home with potential for an annexe to side.

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.



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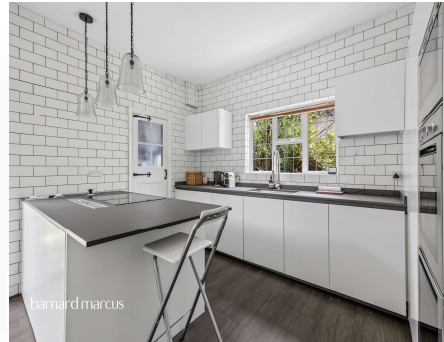
Whitgift Avenue, South Croydon

- Sought-after Whitgift Avenue location
- Impressive 1930s detached family home
- Over 2,000 sq ft including outbuilding
- Four well-proportioned bedrooms
- Three en-suites plus family bathroom

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

Price

£900,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110161



Property Ref:
SCS110161 - 0006

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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barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



17 Selsdon Road, SOUTH CROYDON, Surrey,
CR2 6PY



barnardmarcus.co.uk