

property details **approval form**

77 Purley Oaks Road, SOUTH CROYDON, Surrey, England, CR2 0NY

Date: 21 May 2026

Property Ref and Version: SAN108086 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £625,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Three Bedroom Detached Bungalow
- > Sold via Modern Method of Auction
- > Versatile Loft Room
- > Generously Sized Garden
- > Garage & Off-Street Parking
- > Master Bedroom with En-Suite
- > EPC Rating: E

>> **short description**

Attractive detached three-bedroom bungalow for sale by Modern Method of Auction in a highly desirable and convenient residential location!

>> **long description**

Situated on the popular Purley Oaks Road in South Croydon, this spacious three-bedroom bungalow presents a fantastic opportunity for buyers seeking a property with generous accommodation, versatile living space and excellent potential to modernise. Offered for sale by modern method of auction, this attractive home is ideal for families, investors or purchasers looking to create their dream home in a desirable residential location.

This property benefits from a well-proportioned layout throughout, featuring a bright and spacious reception room, a fitted kitchen, and three good-sized bedrooms, including a master bedroom with an en-suite. In addition, the property boasts a useful loft room which offers flexible space or additional storage.

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Externally, the bungalow has a garage with off street parking for one ca. The property also benefits from a generously sized rear garden, perfect for entertaining and relaxing.

Located within easy reach of Purley Oaks and Sanderstead stations, the property provides convenient transport links into Central London and surrounding areas. Excellent local schools, shops, parks and amenities are also nearby, making it highly convenient and sought-after location.

>> **directions**

>> **Agent Note**

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>> **room description**

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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>> property images



Your Barnard Marcus office: Station Approach, Sanderstead, South Croydon, Surrey, CR2 0PL
T 020 8651 6363 E Sanderstead@barnardmarcus.co.uk

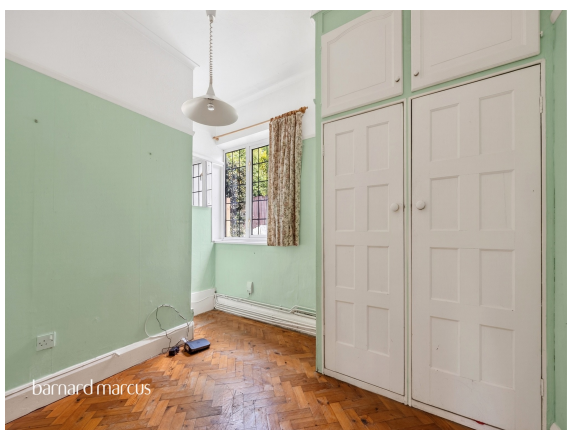
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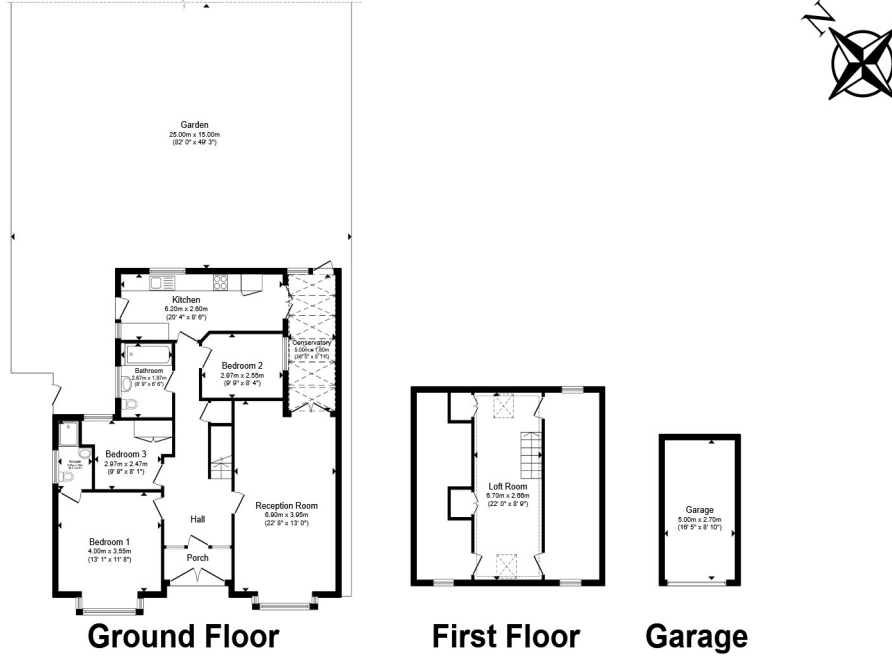
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>> floor plan



Total floor area 143.2 m² (1,542 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



>> approval

Signature

Date

	Signature	Date
Lucie Georgiades	L. Georgiades	21/05/26
Mr S. Hunt		

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