



Purley Oaks Road, South Croydon CR2 0NS

welcome to
Purley Oaks Road, South Croydon

This exceptional and deceptively spacious, 2-bedroom detached bungalow offers a perfect blend of tranquillity and convenience and is located in a popular residential road within walking distance to fantastic transport links.

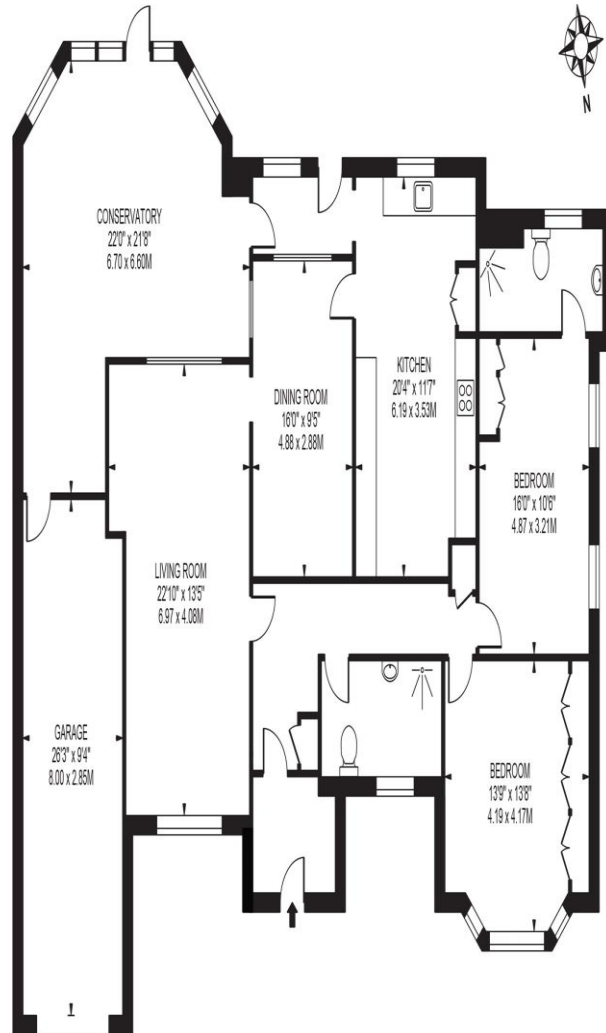
The property features a generously sized reception room, two good sized bedrooms - one with ensuite access, a separate dining space, a well looked after family bathroom and a kitchen leading to a conservatory that overlooks the level, secluded rear garden. This bungalow also offers a larger than average garage and a private driveway that provides parking for multiple vehicles.



PURLEY OAKS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1750 SQ FT - 162.58 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 247 SQ FT - 22.95 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Situated on a sought-after road in the heart of Sanderstead, this home is just a short walk from Sanderstead Village which has an array of local shops, Costa Coffee and Waitrose. Both Sanderstead Station and Purley Oaks Station provide fantastic links to London and are only 0.4 miles from the property. The property is also surrounded by greenery with Croham Hurst Woods, Purley Beeches, Croham Hurst Golf Club and Purley Downs Golf Club all nearby. There are many private and public schools such as Ridgeway, Cumnor House Boys, Oakwood School, Atwood, Whitgift School, Trinity and Riddlesdown Collegiate.

Your earliest viewing is advised to fully appreciate the presentation, location, potential and size.

welcome to

Purley Oaks Road, South Croydon

- Detached Bungalow
- Two bedrooms
- Spacious conservatory
- Full of character and charm
- Ample Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107417



Property Ref:
SAN107417 - 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.



barnard marcus



020 8651 6363



sanderstead@barnardmarcus.co.uk



Station Approach, Sanderstead, SOUTH
CROYDON, Surrey, CR2 0PL



barnardmarcus.co.uk