



barnard marcus

Tindale Close, South Croydon CR2 0RT

welcome to
Tindale Close, South Croydon

Beautiful family home with generous sized garden, ample storage and a hot tub included!

Located on a peaceful cul-de-sac, this spacious semi-detached home offers a fantastic opportunity for growing families or those seeking adaptable living space in a well-connected area.

The property features either three or four bedrooms, with a partition wall currently removed between the third and fourth bedroom to create a larger space-this can easily be reinstated to suit your needs. The main bedroom benefits from an en-suite shower room, while a modern family bathroom serves the remaining rooms.

On the ground floor, the home offers a bright and airy reception room, a separate dining room ideal for family gatherings, and a well-equipped kitchen with plenty of storage. There is also a convenient downstairs W/C. Outside, the generous rear garden is perfect for entertaining, complete covered patio, bar area and a hot tub for year-round relaxation. A tandem garage and additional off-street parking further add to the practicality of this well-rounded property.

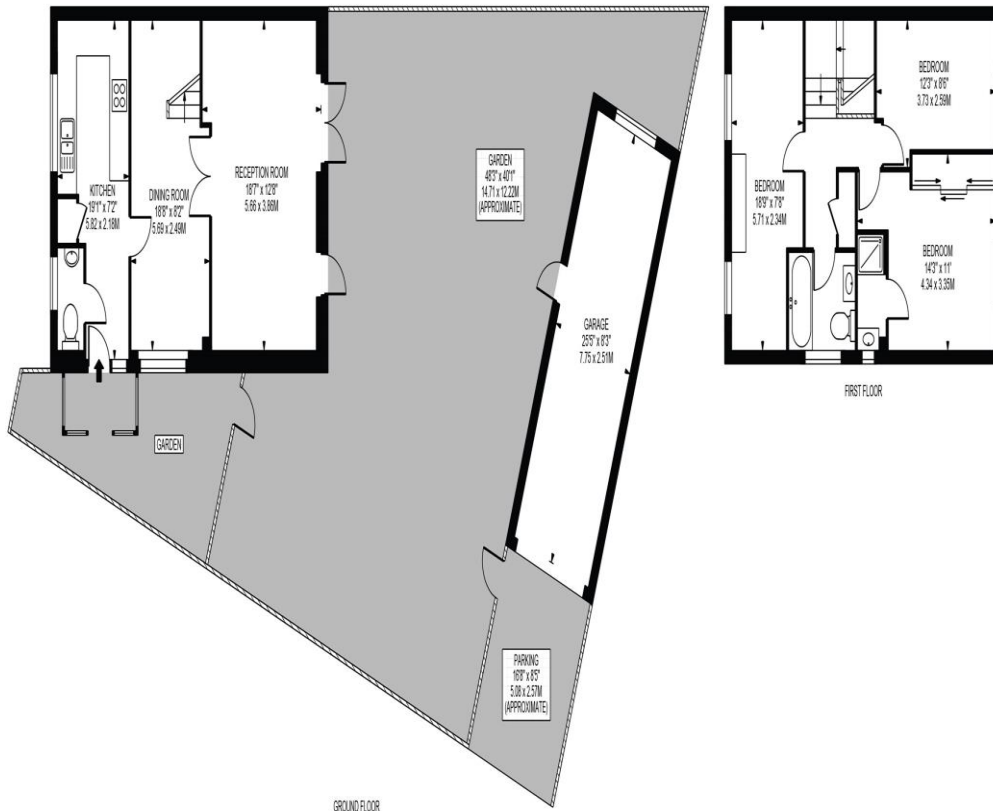


TINDALE CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1023 SQ FT - 95.04 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 209 SQ FT - 19.45 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.



Tindale Close is a quiet residential cul-de-sac, known for its friendly community atmosphere and convenient access to both local amenities and green spaces. Excellent schools, including both primary and secondary options, are within easy reach, making the area especially popular with families. Commuters will benefit from nearby Sanderstead and Purley Oaks train stations, providing quick and regular services into central London.

welcome to

Tindale Close, South Croydon

- 3/4 Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Separate Kitchen
- Generous Garden

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

offers in excess of

£590,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN106755



Property Ref:
SAN106755 - 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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