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Boxford Close, South Croydon CR2 8SY

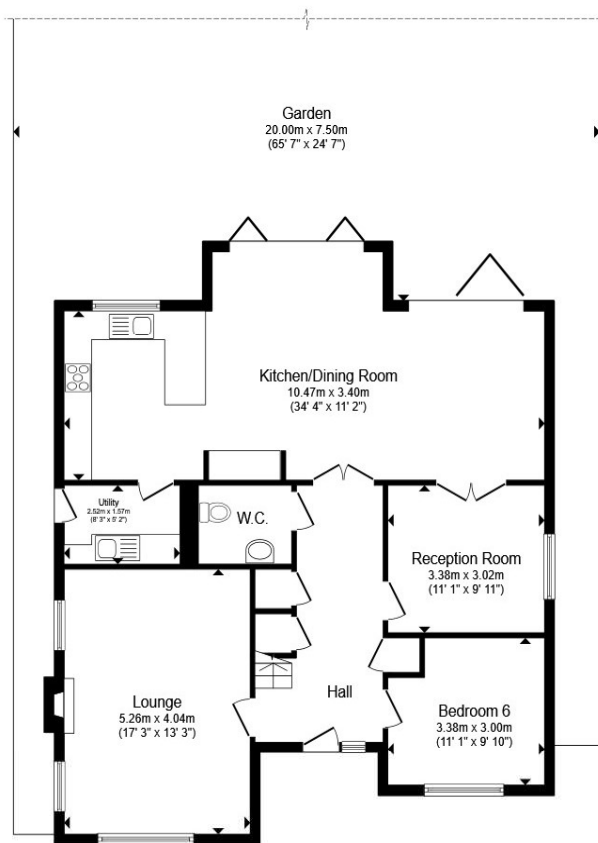
welcome to

Boxford Close, South Croydon

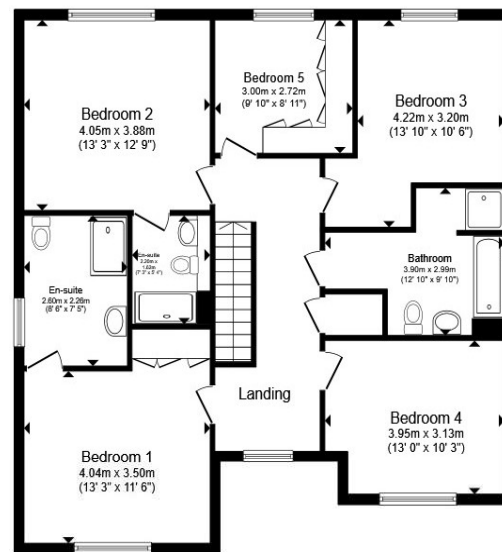
Barnard Marcus are proud to present this stunning 5-Bed Double-Fronted Detached Home with a Double Garage. Located in Sought-After area in South Croydon.

Guide Price £970,000 to £1,000,000

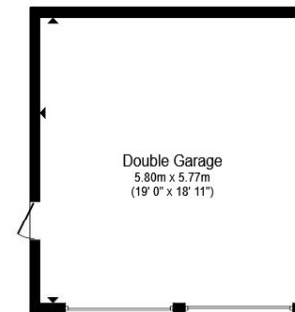




Ground Floor



First Floor



Garage



Total floor area 242.1 m² (2,606 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



An absolute amazing 5 bed Modern detached double fronted house nestled around the tranquil location of South Croydon hills with close proximity of a nature reserve and leafy woods of Farleigh and Championship golf course. Notable additions close by are fantastic schools including most sought-after Croydon High and Royal Russell. Plethora of shops, bars a, coffee shops and restaurants adorn the high street around a mile away and bus routes in abundance and trans station at South Croydon, Sanderstead and East Croydon offer ample quick routes into London. The property is situated in a quiet cul de sac encompassing the corner plot with wrap around garden. Parking is plentiful with double garage and was built by local renowned developers 9 years ago and still has a show home quality to it now. Alighting from a storm porch entrance and lovely centre piece hallway leading to a German designed kitchen/family room with integrated white goods with bi-fold doors leading to landscape garden. Utility room and toilet grace the downstairs area with a further large reception room, separate dining room and bonus study/bed 6 as well, ground floor measures over 1100 sqft. First floor combines master bedroom with en-suite as well en-suite in bedroom 2, 3 further bedrooms and contemporary modern family bathroom. This a ready-made large family home encompassing country style living with excellent amenities close by, perfect combination.

welcome to

Boxford Close, South Croydon

- Five-bedroom modern double-fronted detached home.
- Quiet cul-de-sac position on a generous corner plot.
- Over 1,100 sq ft of versatile ground floor accommodation.
- Double garage with ample off-street parking.
- Two en-suite bedrooms plus contemporary family bathroom.

Tenure: Freehold EPC Rating: B

Council Tax Band: G

Price

£970,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS110164



Property Ref:
SCS110164 - 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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