



barnardmarcus

Farley Road, South Croydon CR2 7NF

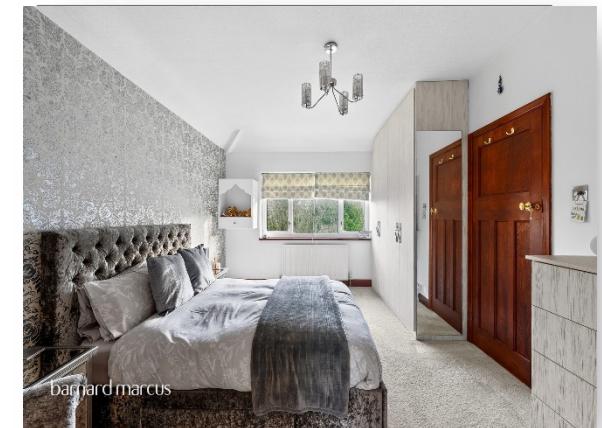


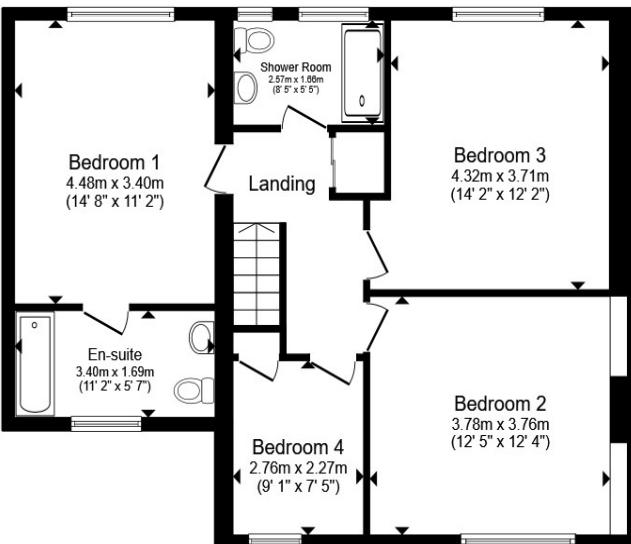
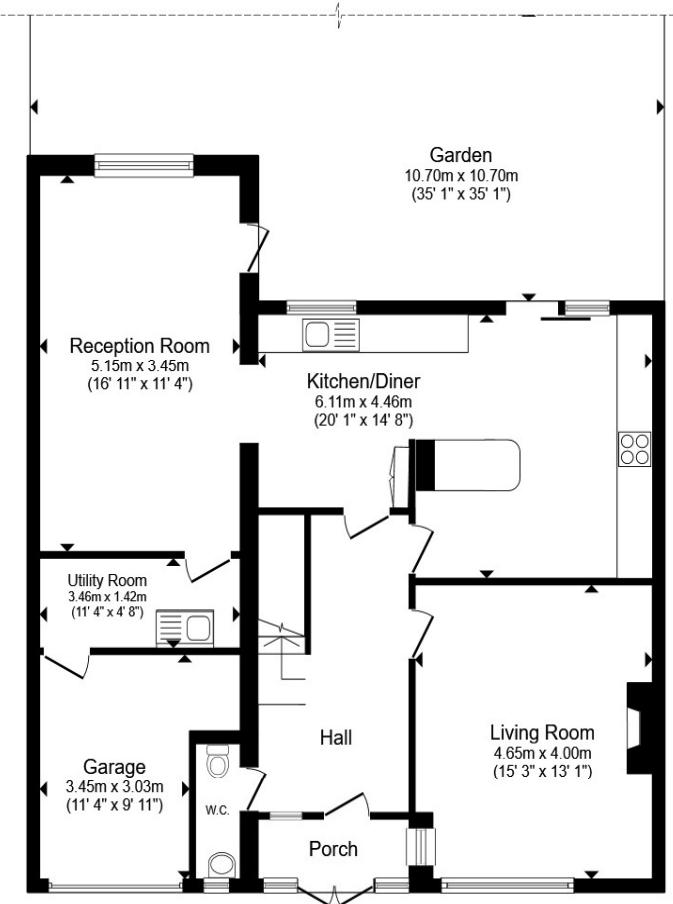
barnard
marcus

The logo for barnard marcus, featuring a row of four colored circles (green, red, pink, and blue) above the company name in a lowercase, sans-serif font.

**welcome to
Farley Road, South Croydon**

Barnard Marcus are proud to present this wonderful extended 4 bed semi-detached house.





Total floor area 176.2 m² (1,897 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



A stunning and wonderful extended 4 bed semi-detached 1930s family home located on ever popular Farley Road within easy distance of good schools, shops, wooded areas, parkland and great access to London via South Croydon or East Croydon stations. Completed with impressive driveway with parking for several cars and garage. The property has enclosed storm porch entrance leading to hallway and downstairs W/C with access to front reception room, modern contemporary kitchen/diner, rear reception, utility room, stairs to first floor and four bedrooms one with en-suite and modern family bathroom, lovely, landscaped rear garden. Bus routes aplenty and a plethora of shops, bars, restaurants close by and Whitgift sports ground and Croham Hurst golf club are nearby.

welcome to

Farley Road, South Croydon

- 4 Bedroom
- Close to Good Schools
- Garage and Driveway
- Downstairs W/C
- Landscaped Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: F

Price

£800,000



view this property online barnardmarcus.co.uk/Property/SCS109935



Property Ref:
SCS109935 - 0002

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.



Please note the marker reflects the postcode not the actual property

 barnard marcus



020 8681 6744



SouthCroydon@barnardmarcus.co.uk



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



barnardmarcus.co.uk