



barnard marcus

# Boxford Close

*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.*



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 gold 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.



Alighting from a storm porch entrance and lovely center 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.

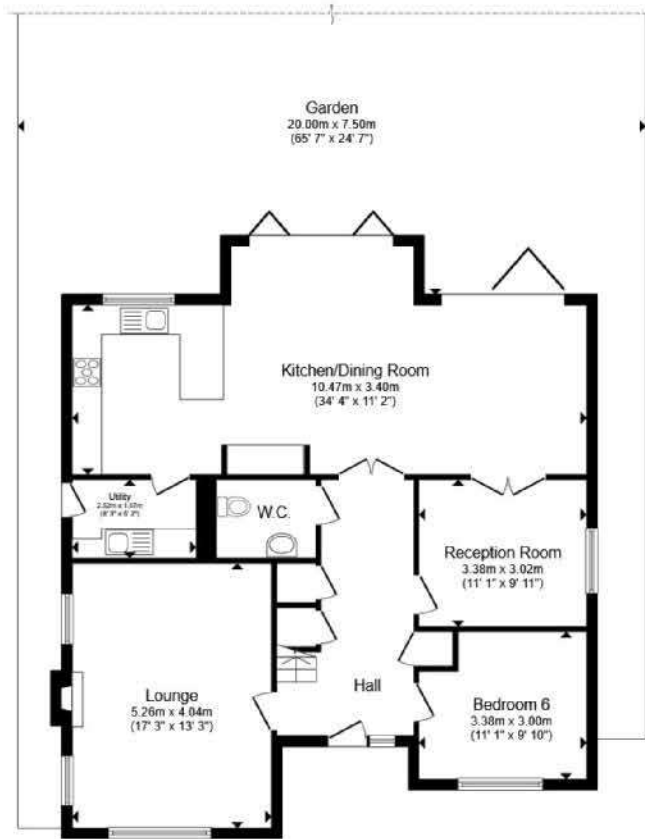
First floor combines master bedroom with en-suite as well en-suite in bedroom 2, 3 further bedrooms and contemporary modern family bathroom. This a ready made large family home encompassing country style living with excellent amenities close by, perfect combination.



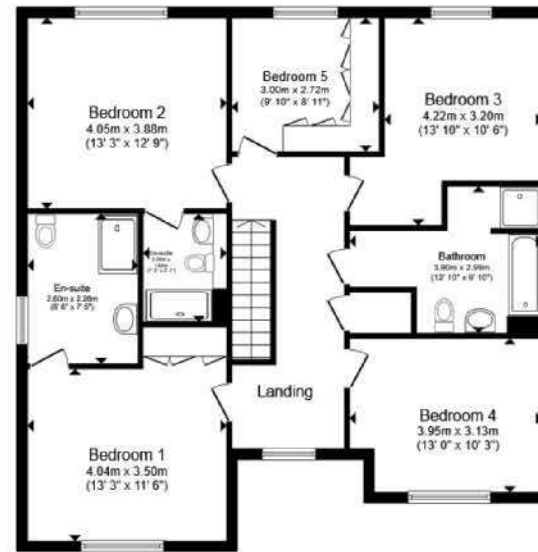


The property is situated in a quiet cul de sac encompassing the corner plot with wrap around garden. Parking is plentiful with double garage and was built by local renowned developers 9 years ago and still has a show home quality to it now.

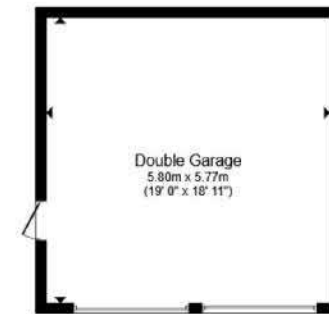




**Ground Floor**



**First Floor**



**Garage**

Total floor area 242.1 m<sup>2</sup> (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](http://www.propertybox.io)



# welcome to

## Boxford Close

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Price

**£1,000,000**

- Five-bedroom modern double-fronted detached home.
- Quiet cul-de-sac position on a generous corner plot.
- Double garage with ample off-street parking.
- Excellent location close to schools and stations.

EPC Rating: B

Council Tax Band: G

Tenure: Freehold



To find out more information or to arrange a viewing call

**020 8681 6744**

or email [SouthCroydon@barnardmarcus.co.uk](mailto:SouthCroydon@barnardmarcus.co.uk)

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