



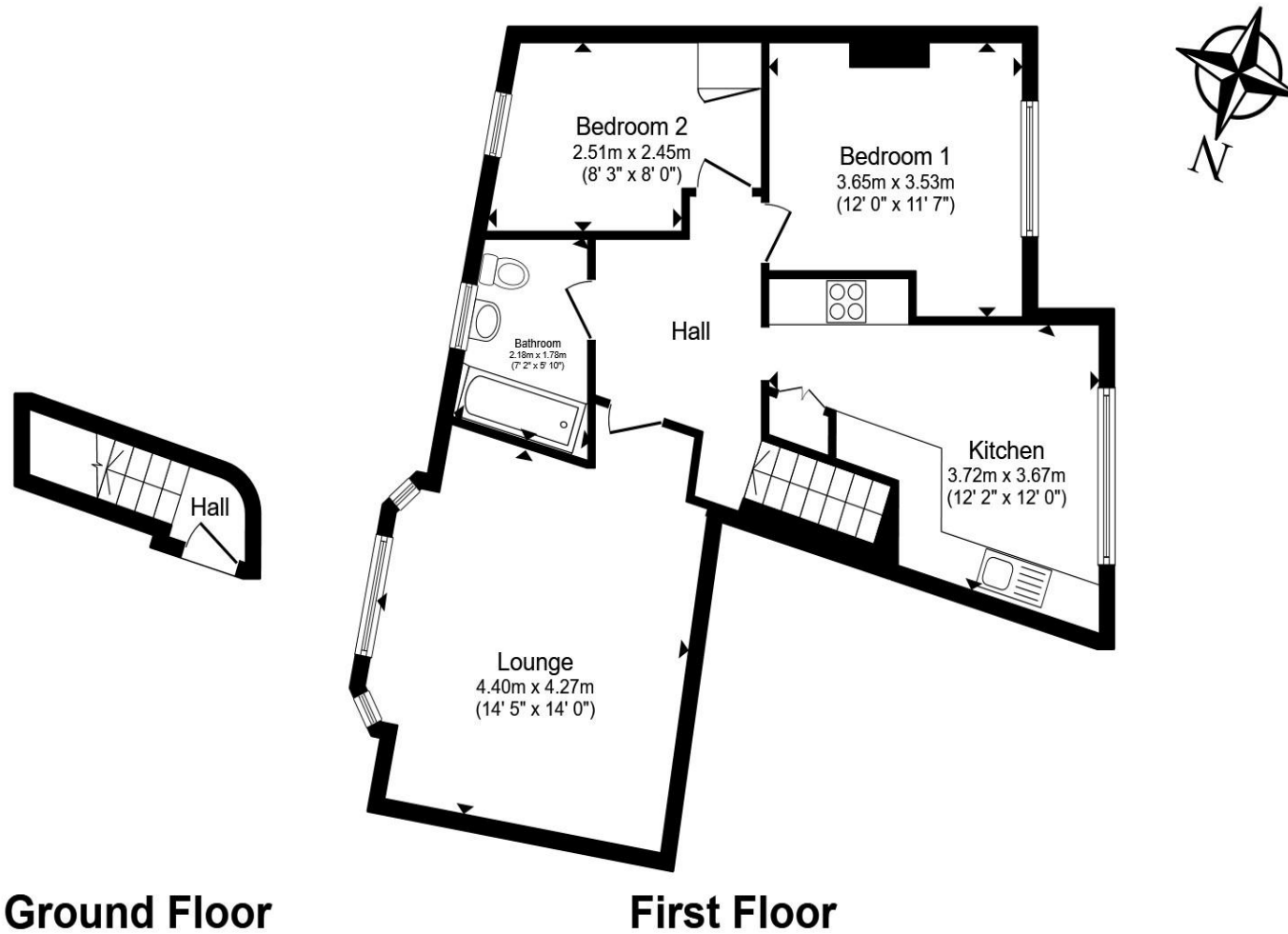
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Sanderstead Road, South Croydon CR2 0PF

Welcome to **Sanderstead Road, South Croydon**

A beautifully presented two-bedroom first floor conversion comprising of a large landing, reception room, modern fitted kitchen/dining room, two double bedrooms, and bathroom. There is a secure gated entrance at the front of the building with direct access into the flat, also providing access to a detached garage at the rear. The property is conveniently located nearby Sanderstead Station and Purley Oaks Station which provide fantastic links into London. There are many local amenities on Brighton Road with various convenience stores and South End which is a short walk and offers an array of bars and restaurants. If you're a fan of Golf or just looking for the right location then this is perfectly located between Croham Hurst, Purley Downs golf courses and within easy reach of several Ofsted outstanding schools along with many green spaces for those who enjoy a relaxing walk.





Total floor area 73.4 m² (790 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

welcome to

Sanderstead Road, South Croydon

- Two-bedroom maisonette
- First floor
- Secure gated entrance
- Garage to the rear
- Superb presentation

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£290,000



view this property online barnardmarcus.co.uk/Property/SAN107423



Property Ref:
SAN107423 - 0003

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.

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Please note the marker reflects the postcode not the actual property