



Sanderstead Road, South Croydon, CR2 0PH

Welcome to

Sanderstead Road, South Croydon

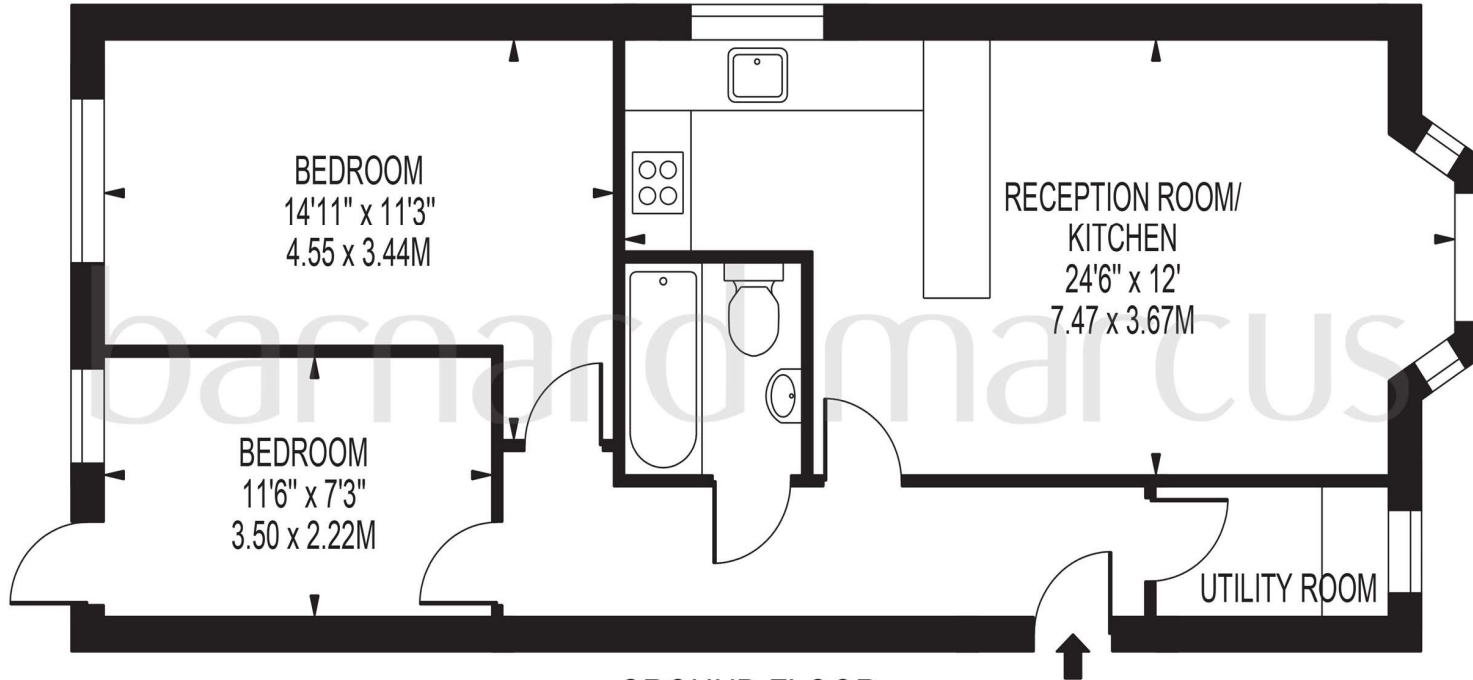
A beautifully presented two bedroom ground floor Victorian conversion flat comprising of a spacious open plan reception with modern fitted kitchen and breakfast bar, two bedrooms, modern family bathroom, utility room and a private landscaped garden with patio and raised decked area. The property further benefits from an allocated parking space to the rear and long lease. The property is presented in excellent decorative order throughout and is perfect for a first time buyer who can move straight in.

The property is conveniently located for Sanderstead Station which is 0.1 miles away and Purley Oaks Station is 0.2 miles from the property and both provide fantastic links into London. There are many local amenities nearby such as Tesco Express, Family Choice convenience store, Coco & Nut Coffee Co, Station Fish & Chips and then further down into South Croydon you have the popular South End Restaurant Quarter which offers a vast range of different cuisines and bars. The property is surrounded by greenery with South Croydon Recreation Ground, Purley Downs Golf Club and Purley Beeches on its doorstep and for Schools you have Ridgeway Primary School and Nursery, Purley Oaks Primary School, Lemon Tree Montessori Nursery School, Gresham Primary School and Riddlesdown Collegiate to name a few.



SANDERSTEAD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 623 SQ FT - 57.86 SQ M



GROUND FLOOR

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.

Reception Room/ Kitchen

24' 6" x 12' (7.47m x 3.66m)

Bathroom

Utility Room

Bedroom

14' 11" x 11' 3" (4.55m x 3.43m)

Bedroom

11' 6" x 7' 3" (3.51m x 2.21m)

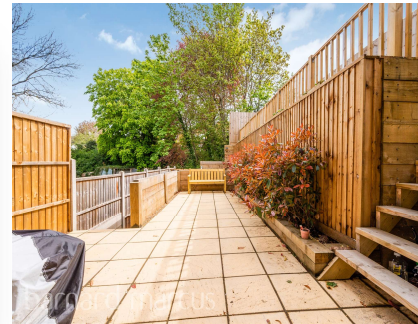
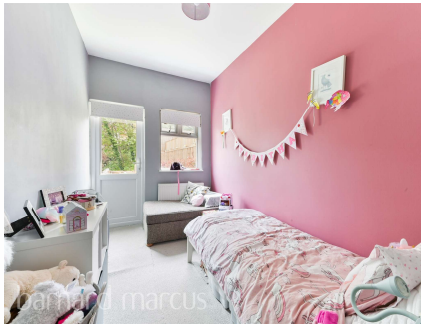
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- Two Bedrooms
- Spacious Open Plan Reception Room
- Modern Fitted Kitchen
- Modern Family Bathroom
- Private Rear Garden
- Off Street Parking

Tenure: Leasehold EPC Rating: D

£285,000



view this property online barnardmarcus.co.uk/Property/SAN105440

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 marks

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.



Property Ref:
SAN105440 - 0008

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Please note the marker reflects the postcode not the actual property



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