



barnard marcus

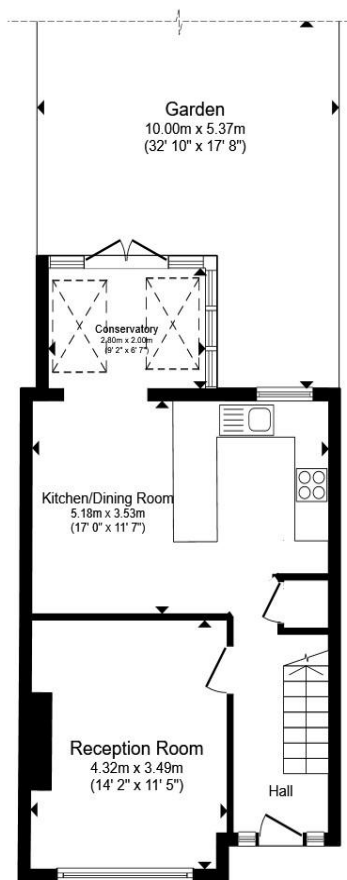
Braemar Avenue, South Croydon CR2 0QA



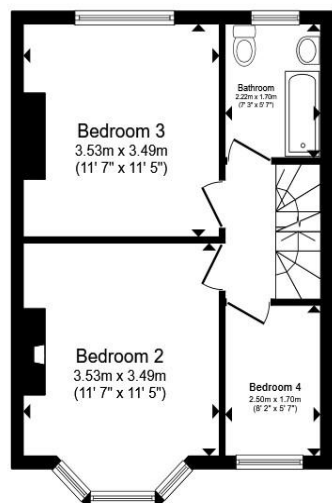
Welcome to **Braemar Avenue, South Croydon**

A well-presented four-bedroom semi-detached house situated on the popular Braemar Avenue. The ground floor features a welcoming entrance hall leading to the front reception room, and an open plan kitchen/dining room with a conservatory at the rear. Upstairs, the home offers four well-proportioned bedrooms over the first and second floors. The first floor accommodates three of the bedrooms and a family bathroom whilst the second floor boasts a good size fourth bedroom. Externally there is off street parking for one vehicle located at the front of the property and a rear garden with spacious summer house. Set on a friendly and desirable residential street, the house is just a couple of minutes' walks from Purley Oaks Station, with direct trains to London Bridge in as little as 21 minutes and frequent services to London Victoria. Sanderstead Station is also within a 10-minute walk, and nearby bus routes provide convenient connections to Purley and Croydon. Brighton Road offers an array of shops, cafés, and restaurants, while South Croydon's lively restaurant quarter is perfect for evenings out.

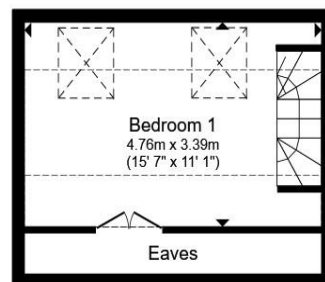




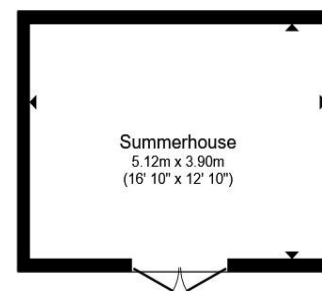
Ground Floor



First Floor



Second Floor



Summerhouse



Total floor area 124.0 m² (1,335 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

Braemar Avenue, South Croydon

- Four-bedroom house
- Semi detached
- Off street parking
- Open plan kitchen dining room with conservatory
- Three storey properties

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£525,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN108205



Property Ref:
SAN108205 - 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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