



**FOR SALE**



**Mount Park Avenue, South Croydon, CR2 6DW.**

**A 4 Bedroom, 3 Bathroom Detached House with Annex.**

**£840,000 Freehold** (Subject to Contract).

**MARTIN & CO**





**Mount Park Avenue,  
South Croydon, CR2 6DW.  
4 Bedrooms & 3 Bathrooms.  
£840,000 F/H (STC).**

- Lovely Detached Family Home
- 3 Reception Rooms
- 4 Bedrooms
- 3 Bathrooms
- Large Outbuilding

Handsome detached residence perfect for a large family and people working from home!

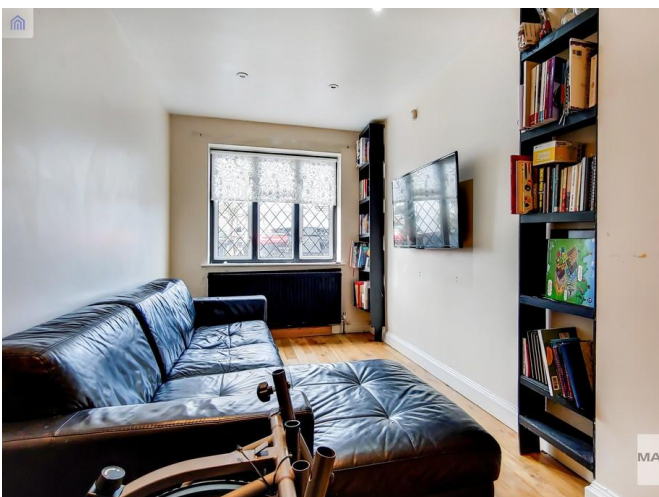
This lovely house offers spacious, flexible accommodation and should be viewed without delay.

The property affords an entrance hall, downstairs bathroom/w.c, 3 reception rooms, fantastic modern kitchen, landing, 4 first floor bedrooms and two bathrooms.

Externally there is a good sized nicely kept garden at the rear and large outbuilding whilst front of the property provides off road parking enough for several vehicles.

Call us now for an appointment to view!



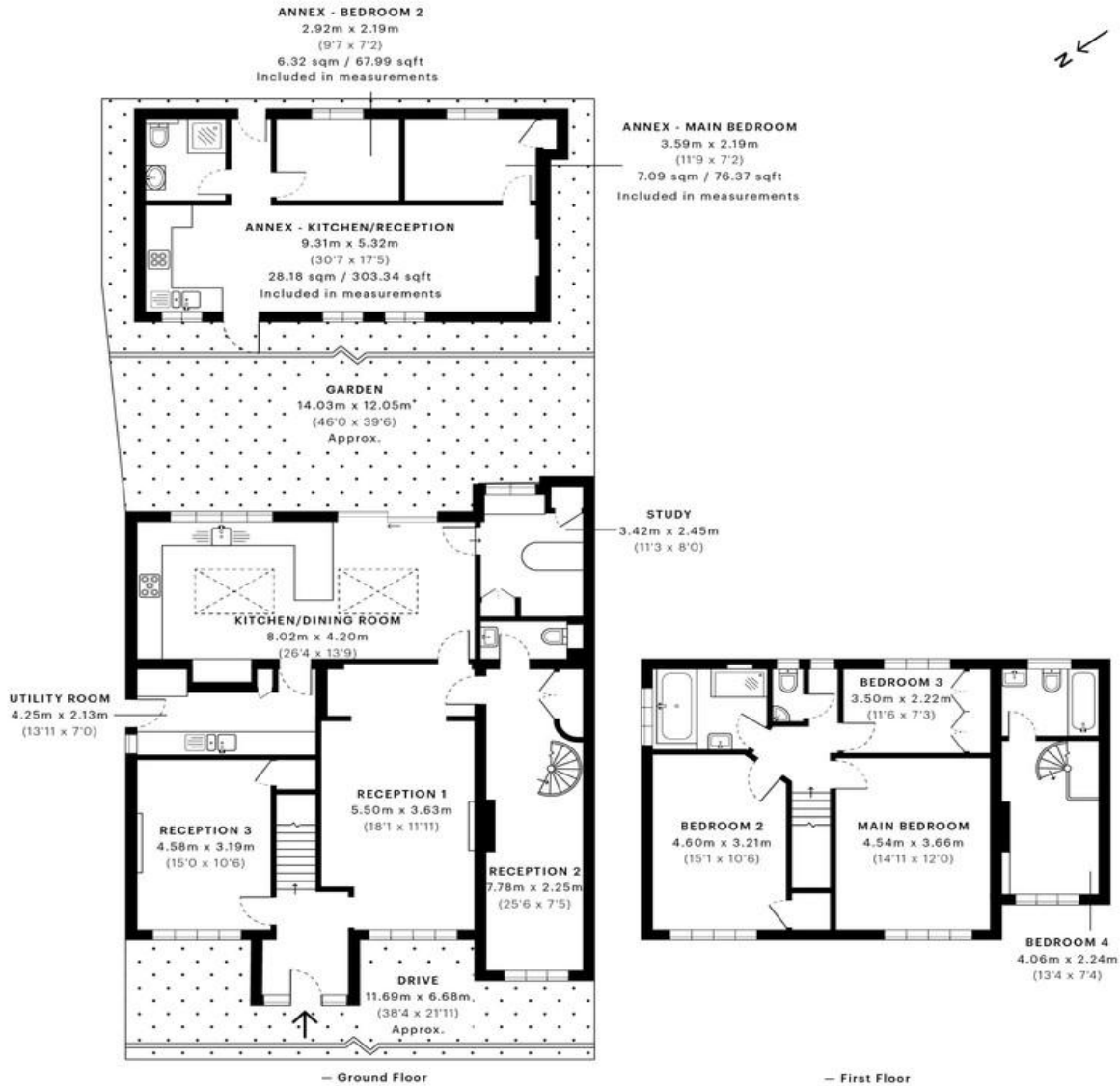












**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
237.18 sqm / 2552.98 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
172.85 sqm / 1860.54 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.24 sqm / 2.58 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 236.47 sqm / 2545.34 sqft  
IPMS 3C RESIDENTIAL: 222.06 sqm / 2390.23 sqft

spec id: 6040aee04f28210dcf326969

**Martin & Co Croydon**

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**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

